

JJ Manning
AUCTIONEERS

PROPERTY INFORMATION PACKAGE #26-2219

Mortgagee's Foreclosure AUCTION

598+/- SF, 2-BEDROOM, 1-BATH HOME ON .52+/- AC.

122 BRIDGE ST., DEDHAM, MA

Wednesday, February 4 at 11:00 am On-site

MA Auc. Lic. #111



JJ Manning
AUCTIONEERS
AUCTIONEER'S DISCLAIMER

The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property Information Packet was derived from reliable sources and is believed to be correct, but is not guaranteed. Buyers shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.

MORTGAGEE'S SALE OF REAL ESTATE

122 Bridge Street, Dedham, Massachusetts 02026
Assessors Plat 25, Lot 8

By virtue and in execution of the Power of Sale contained in a certain mortgage given by High Street 442, LLC to RFB F4 NB, LLC dated April 18, 2025 and filed in the Norfolk County Land Court Registry District as Document No. 1,551,205 on Certificate No. 214172, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 11:00 a.m. on the 4th day of February, 2026, at the premises, all and singular the land described in said mortgage.

To wit:

The land in Dedham, Norfolk County, Commonwealth of Massachusetts, with all the buildings and improvements thereon, being bounded and described as follows:

NORTHWESTERLY by Bridge Street, thirty-five (35) feet;

NORTHEASTERLY by lot numbered 3C, shown on plan filed with Certificate No. 7310, about four hundred sixty-nine (469) feet;

EASTERLY by the Charles River; and

SOUTHWESTERLY by lot numbered 5, shown on plan filed with Certificate No. 1599, five hundred five (505) feet.

Said parcel comprises lot numbered 3D on a plan drawn by C.B. Humphrey, Engineer for Court, dated May 27, 1924 No. 2045N and filed in Norfolk Land Court Registry District with Certificate No. 7310 Vol. 37; and lot numbered 4 on a plan drawn by C.B. Humphrey, Surveyor for Court, dated August 13, 1912, No. 2045G, and filed in Norfolk Land Court Registry District with Certificate No. 1599, Vol. 8.

Meaning and intending to describe the parcel of land conveyed to High Street 442, LLC in a deed filed in the Norfolk County Land Court Registry District as Document Number 1,519,808 on Certificate of Title No. 209449.

Said premises will be sold subject to any and all restrictions, easements, and existing encumbrances of record prior to the mortgage, if any there be, insofar as the same are still in

force and applicable to the premises, and to all taxes, tax liens, municipal betterments and assessments, if any.

Terms of Sale:

Fifteen Thousand Dollars (\$15,000.00) down payment in cash, certified check, or bank check at time and place of sale. Successful bidder must increase deposit to ten percent (10%) of purchase price within two (2) business days of auction date. Balance of purchase price payable within thirty (30) days of auction date. A mortgagee's deed in the usual form, without covenants or warranty, will be delivered on receipt of the full balance of the purchase price. The successful bidder shall be required to sign a Memorandum of Terms of Sale containing the above terms at the auction sale. In the event of error in this publication, the description of the premises contained in said mortgage shall control.

Other terms to be announced at the sale.

RFB F4 NB, LLC, present holder of said mortgage,
By its Attorneys,
Daniel E. Burgoyne, Esq.
PARTRIDGE SNOW & HAHN, LLP
40 Westminster Street, Suite 1100
Providence, RI 02903
(401) 861-8254
dburgoyne@psh.com

Publish in: Boston Herald
January 13, 20, and 27, 2026

4896-8308-2112.1/032211-0006



Town of Dedham - Tax Collector's
450 Washington Street
Dedham, MA 02026
781-751-9160

Municipal Lien Certificate

Certificate Number	5520
Book/Page	172 2/4172
Land Value	345,600
Building Value	165,400
Land Use	0
Exemptions	0
Taxable Value	511,000

REQUESTER ISSUANCE DATE

PARTRIDGE SNOW & HAHN LLP
40 Westminster St. Suite#1100
Providence, RI 02903

OWNER ACCOUNT NUMBER

S/O STIVALETTA GLEN
7 ROCKINGHAM AVENUE
WEST ROXBURY, MA 02132

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 01/05/2026 are listed below.

DEED DATE	LOCATION	LAND AREA	PARCEL ID	TOTAL PER DIEM	TOTAL DUE
08/20/2025	122 BRIDGE ST	22,800 SF	25-8	\$1.05	\$4,612.70

YEAR 2026 CHARGES		DUE DATE	AMOUNT BILLED	BALANCE DUE
RESIDENTIAL TAX	6,285.30	07/01/2025	\$1,374.40	\$1,353.25
		09/30/2025	\$1,374.39	\$1,374.39
		12/31/2025	\$1,768.26	\$1,768.26
		03/31/2026	\$1,768.25	\$0.00
		CHARGES/FEES	\$0.00	
		ABATEMENTS/EXEMPTIONS	\$0.00	
		PAYMENTS/CREDITS	\$21.15	
		INTEREST	\$116.80	
TOTAL BILLED	6,285.30		TOTAL BALANCE DUE:	\$6,380.95

YEAR 2025 CHARGES		DUE DATE	AMOUNT BILLED	BALANCE DUE
RESIDENTIAL TAX	5,363.50	07/01/2024	\$1,246.34	\$0.00
SWR LIEN INT	126.21	09/30/2024	\$1,246.33	\$0.00
SEWER LIEN	892.45	12/31/2024	\$2,174.25	\$0.00
WATER LIEN	459.00	03/31/2025	\$2,174.24	\$0.00
		CHARGES/FEES	\$0.00	
		ABATEMENTS/EXEMPTIONS	\$0.00	
		PAYMENTS/CREDITS	\$6,841.16	
		INTEREST	\$0.00	
TOTAL BILLED	6,841.16		TOTAL BALANCE DUE:	\$0.00

TAX TITLE 9999

AMOUNT BILLED	INTEREST	PER DIEM	BALANCE DUE
12,797.54	0.00	0.00	0.00

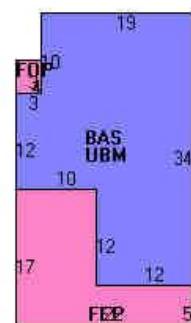

Treasurer/Collector

Replacement Cost

Less Depreciation: \$165,000

Building Attributes	
Field	Description
Style:	Bungalow
Model	Residential
Grade:	Average
Stories:	1 Story
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Asph/F Gls/Cmp
Interior Wall 1	Plastered
Interior Wall 2	Cust Wd Panel
Interior Flr 1	Hardwood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Hot Water
AC Type:	None
Total Bedrooms:	2 Bedrooms
Total Bthrms:	1
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	4 Rooms
Bath Style:	Modern
Kitchen Style:	Modern

Building Layout



(https://images.vgsi.com/photos/DedhamMAPhotos//Sketches/978_981.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	598	598
FEP	Porch, Enclosed, Finished	230	0
FOP	Porch, Open, Finished	12	0
UBM	Basement, Unfinished	598	0
		1,438	598

Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

Land

◀ Land Use

Land Line Valuation

Use Code	1013
Description	Single Fam WTR
Zone	LB
Neighborhood	040W
Alt Land Appr	No
Category	

Outbuildings

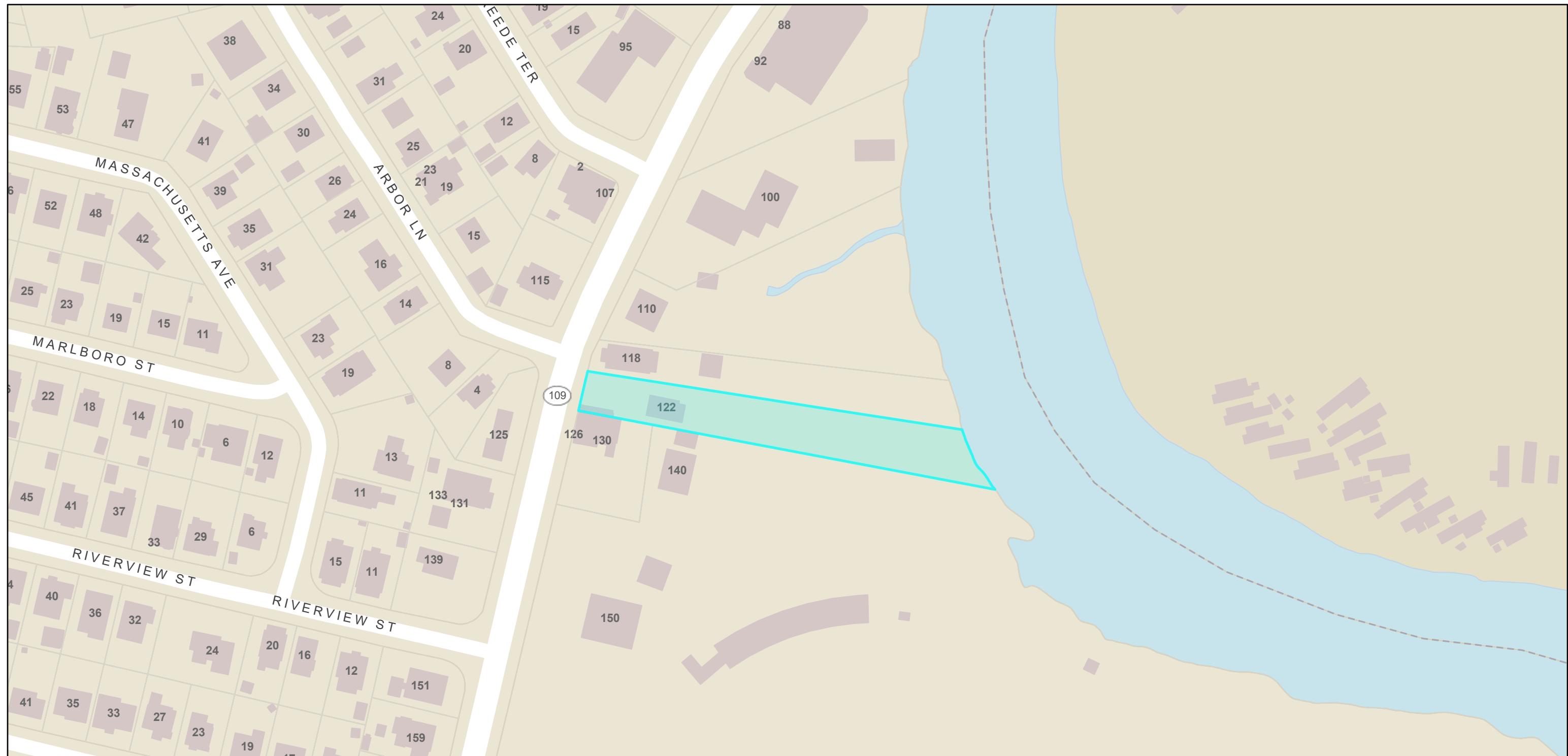
Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED < 80SF			42.00 S.F.	\$400	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$165,400	\$345,600	\$511,000
2025	\$115,400	\$309,600	\$425,000
2024	\$107,700	\$281,400	\$389,100

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Town of Dedham Property Viewer



1/14/2026, 10:34:16 AM

Parcels

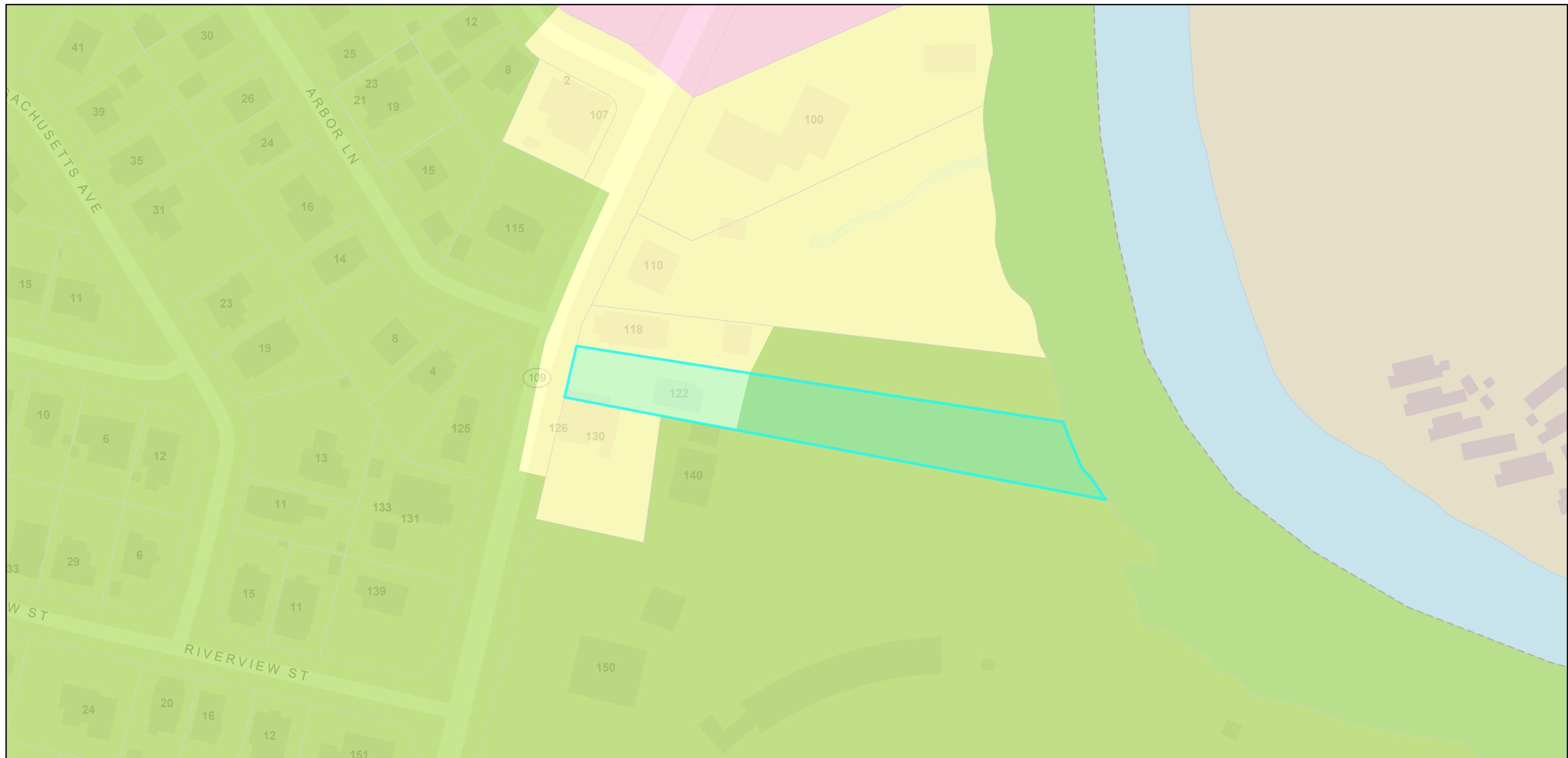
1:1,764

0 0.01 0.03 0.06 mi
0 0.02 0.04 0.09 km

Town of Dedham Property Viewer



Zoning



1/14/2026, 10:42:00 AM

1:1,358

Parcels

0 0.01 0.02 0.04 0.07 mi

Zoning Districts

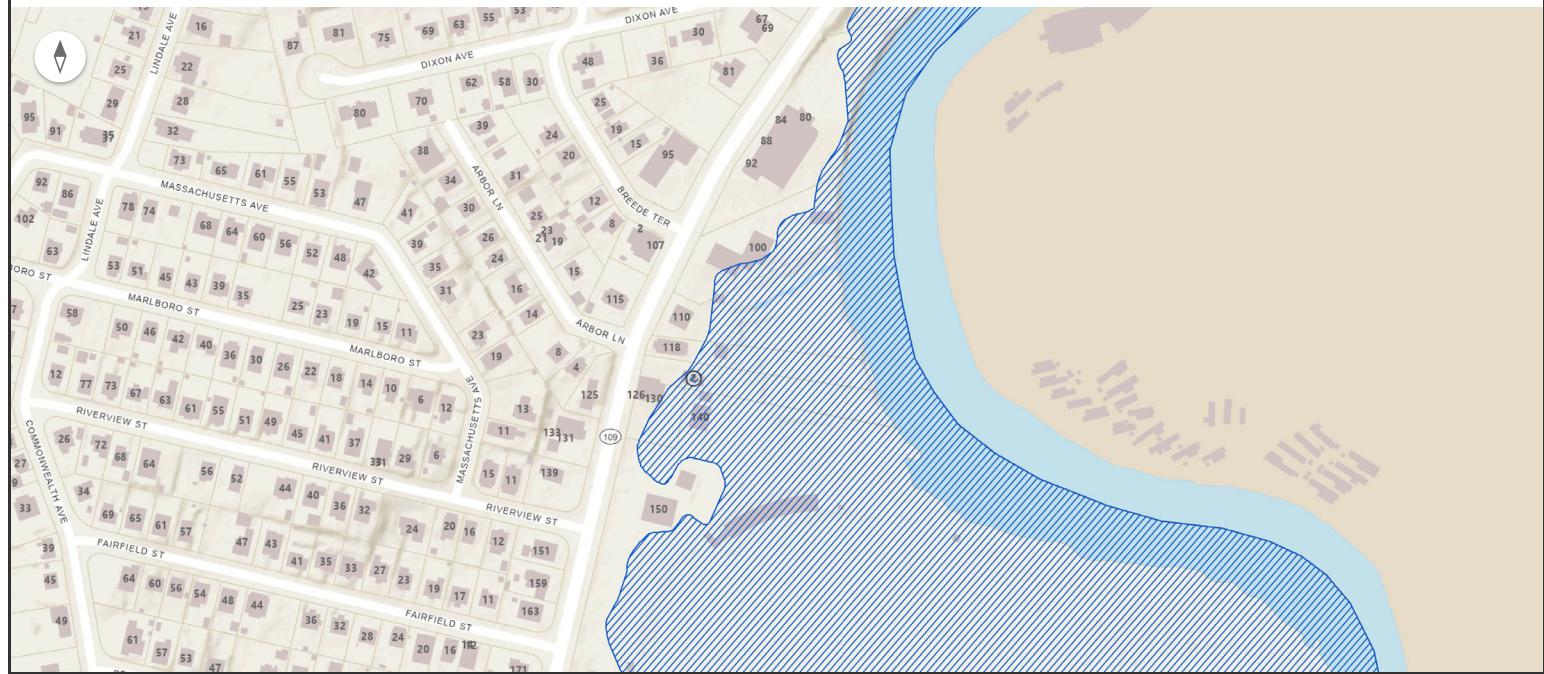
0 0.01 0.02 0.04 0.07 km

General Business

General Residence

Local Business

FEMA Flood Plain Changes 2012 vs 2025



Esri, Inc., Town of Dedham, Massachusetts

FEMA Flood Hazard Zones effective July 8, 2025

 Zone A: 1% Annual Chance Flood Hazard, no BFE  Zone AE: 1% Annual Chance Flood Hazard, with BFE

Existing FEMA Flood Hazard Zones effective July 17, 2012

Zone A: 1% Annual Chance Flood Hazard, no BFE

Zone AE: 1% Annual Chance Flood Hazard, with BFE

LEAD PAINT PROPERTY TRANSFER NOTIFICATION
TO BE SIGNED BY PROSPECTIVE PURCHASER
PRIOR TO SIGNING A FORECLOSURE AUCTION SALE AGREEMENT
AND MEMORANDUM OF TERMS AND CONDITIONS OF SALE FOR
RESIDENTIAL PROPERTY CONSTRUCTED PRIOR TO 1978

The Massachusetts Department of Public Health's Notification was provided to the prospective purchaser. The prospective purchaser has read the Notification or has had it read to him/her.

The Auctioneer and/or the mortgagee and/or the attorney representing mortgagee has represented to the prospective purchaser that he/she has provided the prospective purchaser with verbal information on the possible presence of dangerous levels of lead paint, plaster, soil or other materials and the provisions of the Lead Law and Regulations.

The prospective purchaser was verbally informed that because the property is being transferred by means of a foreclosure auction sale, the prospective purchaser may not be able to obtain a lead inspection either prior to executing the Foreclosure Auction Sale Agreement and Memorandum of Terms and Conditions of Sale or prior to paying the balance of proceeds due on the "Closing Date" referred to in the Memorandum of Terms and Conditions of Sale. The prospective purchaser was also verbally informed that prospective purchaser's obligations under the Foreclosure Auction Sale Agreement and Memorandum of Terms and Conditions of Sale are not contingent upon either the availability or results of a lead inspection.

I, _____ have been so informed and notified.

Date: _____
Purchaser

Address: _____

Date: _____
Attorney

Auctioneer



THANK YOU FOR REVIEWING THE ENTIRE PROPERTY INFORMATION PACKAGE. WE LOOK FORWARD TO SEEING YOU AT THE AUCTION. IF YOU HAVE ANY QUESTIONS PLEASE DON'T HESITATE TO CONTACT US.



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President**

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