



## **PROPERTY INFORMATION PACKAGE #26-2222**

### **Mortgagee's Foreclosure AUCTION**

**1,300+/- sf, 2-Bedroom, 2-Bath Home on .31+/- acre**

**Built in 2021 ~ On Cul-de-sac w/ Private Back Yard**

***In "Pleasant Hills Estates" a 55+ Active Adult Community***

**107 HIGHFIELD DR., SOUTHBRIDGE, MA**

**Monday, January 26 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

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Neverbuilt LLC, in favor of Stage Point Fund LLC dated July 7, 2023 and recorded on July 7, 2023 with the Worcester South District Registry of Deeds in Book 69358, Page 304, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 11:00 am on January 26, 2026 on or near the mortgage premises being known as 107 Highfield Drive, Southbridge, Worcester County, Massachusetts, being all and singular the premises described in said mortgage to wit:

The land with the buildings thereon in Southbridge, Worcester County, Massachusetts being shown as Lot 11 on a plan entitled "DEFINITIVE SUBDIVISION PLAN, PLEASANT HILL ESTATES, PLEASANT STREET, SOUTHBRIDGE" prepared for Zucco Construction and prepared by Bertin Engineering Associates, Inc. Said plan is recorded with Worcester District Registry of Deeds in Plan Book 828, Plan 26.

Said Lot 11 contained 13,671 square feet (0.31 Acres) more or less, according to said Plan

For Mortgagor's title, see deed recorded in Book 69358, Page 299 and see deed recorded at Book 67243, Page 324.

The above-described premises will be sold **SUBJECT TO** all rights, easements, restrictions, and reservations of record insofar as the same are in force and applicable. The above premises will be sold subject as above and subject to and/or with the benefit of any and all outstanding tax titles, municipal or other public taxes, assessments, association dues, liens, restrictions, easements, improvements, covenants, or claims in the nature of liens, assessments or liens and/or rights of tenants and parties in possession, if any.

### **TERMS OF SALE:**

A deposit of TEN THOUSAND (\$10,000.00) DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The balance of the purchase price shall be paid by wire transfer, by certified check or by cashier's check within thirty (30) days thereafter at the Law Offices of Rosemary Traini, attorney for Stage Point Fund LLC, 100 Hallet Street, Boston, Massachusetts, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The undersigned reserves the right to change the foregoing terms of sale by announcement, written or oral, made before the auction sale, or at the commencement thereof or at the commencement of any adjourned sale.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.

Dated: December 23, 2025

(signed:  
Stage Point Fund LLC  
Current Holder of Said Mortgage  
By its Attorney,

/s/ Rosemary Traini  
Rosemary Traini, Esq.  
100 Hallet Street  
Boston, MA 02124  
781-461-8300

**1,300± sf, 2BR, 2BA Ranch built in 2021 on .31± Acres**  
**107 Highfield Dr., Southbridge, MA**  
**“Pleasant Hills Estates” 55+ Active Adult Subdivision**



BOUNDARIES APPROXIMATE  
Dated Aerial  
© Pictometry.com

**AUCTION: Monday, January 26 at 11am On-site**

**Site Area:** .31± acres (13,504± sf)

**Gross Living Area:** 1,300± sf.

**Design:** 1-story ranch w/ vinyl siding; 2-bedroom, 2-bath, full unfinished basement, front entry porch & 192± sf back porch

**Garage:** 2-car w/ front entry

**Driveway:** Paved, parking for 4+ cars

**Utilities:** Municipal water & sewer, electric/propane forced air heat; central air conditioning

**Parcel ID:** 20-79-K

**Legal Ref.:** Worcester County 69358/299

**Ideally located at end of cul-de-sac with a private back yard**

This home offers an open floor plan characterized by cathedral ceilings, stone countertops, and a combination of engineered hardwood and ceramic tile flooring. The layout is designed for privacy, featuring a primary bedroom suite with a full bath on one side of the home, while the additional bedroom and second full bath are situated on the opposite side. Convenient access to I-84, Rt. 20, and Rt. 169.

**Terms of Sale:**

10% certified deposit of which \$10,000 in certified or bank check at this Mortgagor's Foreclosure Auction. Balance in 30 days. 3% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but

not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

**JJManning**  
AUCTIONEERS

Property Information & Full Terms at:

**JJManning.com**  
**800.521.0111**

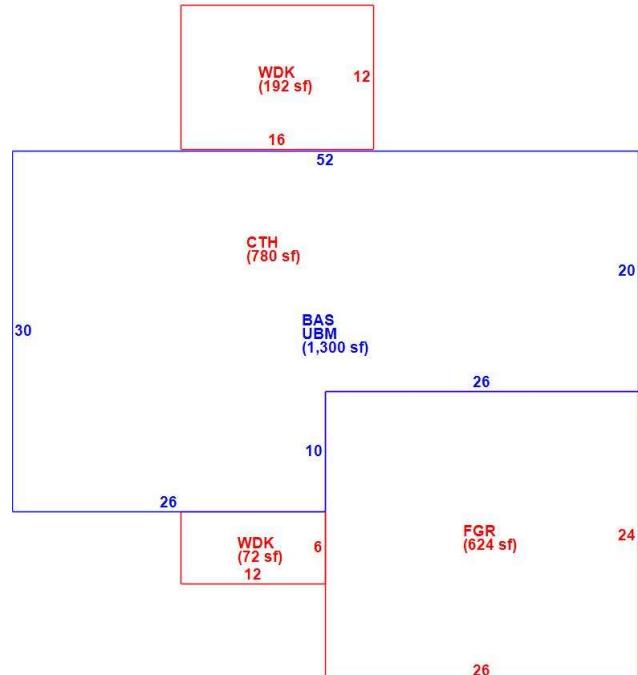
179 Old King's Hwy, Yarmouth Port, MA 02675



MA Auc Lic 111 • MA Broker LIC 5850  
Brochure 1867 • Ref 26-2222

CURRENT OWNER			TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT				345 SOUTHBRIDGE, MA  <b>VISION</b>							
NEVERBUILT LLC  248 EAST MAIN ST  EAST BROOKFI MA 01515	4	Rolling	1	All Public	3	Unpaved					Description	Code	Appraised	Assessed								
											RESIDNTL	1010	347,800	347,800								
											RES LAND	1010	40,400	40,400								
	<b>SUPPLEMENTAL DATA</b>																					
	Alt Prcl ID	020/ 079/K/ 00001			B/L	11			Prev Liv Ar	FY2023:												
	Add #'s				Book/Plan	828/26			Review													
C/W				GIS ID	F_509944_2858939			Assoc Pid#	Total	388,200		388,200										
RECORD OF OWNERSHIP			BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)										
NEVERBUILT LLC  ATWATER TRACY GELDBAUM LLC CAAR DEVELOPMENT LLC PLEASANT HILL ESTATES LLC	69358	299	07-07-2023	U	I		1	1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed					
	67243	324	03-10-2022	U	I		200,000	1U	2024	1010	358,200	2023	1010	330,100	2022	1010	220,200					
	64121	250	12-30-2020	U	V		28,000	1B		1010	33,600		1010	33,600		1010	28,700					
	45961	0340	06-25-2010	U	V		593,500	1V														
	39643	0083	08-25-2006	U	V		1	1F	Total		391,800	Total		363,700	Total		248,900					
EXEMPTIONS						OTHER ASSESSMENTS																
Year	Code	Description			Amount	Code	Description			Number	Amount	Comm Int	This signature acknowledges a visit by a Data Collector or Assessor									
		Total		0.00									<b>APPRaised VALUE SUMMARY</b>									
<b>TAX ROLL</b>																						
Tracing																						
<b>NOTES</b>																						
PLAN 828/26 RECORDED 07/06/05 PLEASANT HILL ESTATES																						
<b>BUILDING PERMIT RECORD</b>													<b>VISIT/CHANGE HISTORY</b>									
Permit Id	Issue Date	Type	Description		Amount	Insp Date	% Comp	Date Comp		Comments			Date	Id	Type	Is	Cd	Purpost/Result				
B313	02-26-2020	NC	New Construct		160,000	10-07-2021	100	06-01-2022		SFH			07-08-2024	TS	06	6	54	Field Review				
													06-01-2022	AO			54	Field Review				
													10-07-2021	JS			01	50	Inspected			
													06-02-2021	MG			02	50	Inspected			
													09-03-2020	MG			01	03	Inspected/Building Perm			
													06-25-2019	DM				54	Field Review			
													07-23-2015	SB				54	Field Review			
<b>LAND LINE VALUATION SECTION</b>																						
B	Use Code	Description		Zone	Land Type	Land Units		Unit Price	Size Adj.	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes			Special Use		Adj Unit Pric	Land Value		
1	1010	SINGLE FAM		R1		13,617	SF	2.97	1.00000	5	1.00	5	1.000	ROAD COMPLETE					0	2.97	40,400	
Total Card Land Units						0.3126	AC	Parcel Total Land Area:			0.3126										Total Land Value	40,400

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)							
Element	Cd	Description	Element	Cd	Description					
Style: 01	Ranch									
Model 01	Residential									
Grade: 01	C+									
Stories: 01										
Occupancy 01										
Exterior Wall 1 25	Vinyl Siding									
Exterior Wall 2										
Roof Structure: 03	Gable/Hip									
Roof Cover 03	Asphalt									
Interior Wall 1 05	Drywall									
Interior Wall 2										
Interior Flr 1 21	Mixed									
Interior Flr 2										
Heat Fuel 07	Propane									
Heat Type: 04	Forced Air-Duc									
AC Type: 03	Central									
Total Bedrooms 02										
Total Bthrms: 02										
Total Half Baths										
Total Xtra Fixtrs										
Total Rooms: 4										
Bath Style: 02	Average									
Kitchen Style: 02	Average									
Rec Room Area										
Bsmt Garage										
Extra Kitchen										
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Gd	Grade	Grade Adj.	Appr. Value
FPO	FIREPLACE O	B	1	3024.00			97		0.00	2,900
BUILDING SUB-AREA SUMMARY SECTION										
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec	Value			
BAS	First Floor	1,300	1,300	1,300	185.27	240,851				
CTH	Cathedral Ceiling	0	780	0	0.00	0				
FGR	Garage	0	624	250	74.23	46,318				
UBM	Basement, Unfinished	0	1,300	260	37.05	48,170				
WDK	Deck, Wood	0	264	26	18.25	4,817				
Ttl Gross Liv / Lease Area		1,300	4,268	1,836						



QUITCLAIM DEED

TRACY ATWATER of SOUTHBIDGE, MA for consideration paid, and in full consideration of ONE (\$1.00) DOLLARS grants to NEVERBUILT, LLC of 248 East Main Street East Brookfield, MA 01515 WITH QUIT CLAIM COVENANTS

(Description and encumbrances, if any)

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Pursuant to the pains and penalties of perjury, the Grantor named herein hereby voluntarily releases all of her rights of Homestead, if any, as set forth in M.G.L. Chapter 188 and state that there are no other person or persons entitled to any homestead rights.

FOR TITLE REFERENCE SEE DEED IN BOOK 67243 PAGE 324

WITNESS my hand and ~~seal~~ this 7<sup>th</sup> day of July, 2023

  
TRACY ATWATER

State of Rhode Island

County of Providence

In North Providence on the 7<sup>th</sup> day of July, 2023 before me personally appeared Tracy Atwater, who provided proof of identity in the form of a valid driver's license each and all to me known and known by me to be the person executing the foregoing instrument and acknowledged said execution to be his free act and deed.

  
Notary Public



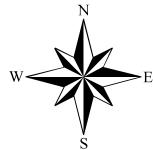
## EXHIBIT "A"

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For title reference, see Deed in Book 67243 Page 324

**FOR REFERENCE PURPOSES ONLY:**  
**107 HIGHFIELD DRIVE**  
**SOUTHBRIDGE, MA 01550**



Southbridge, MA

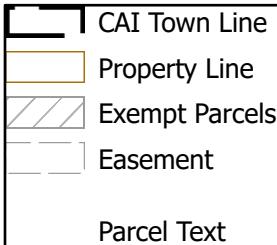
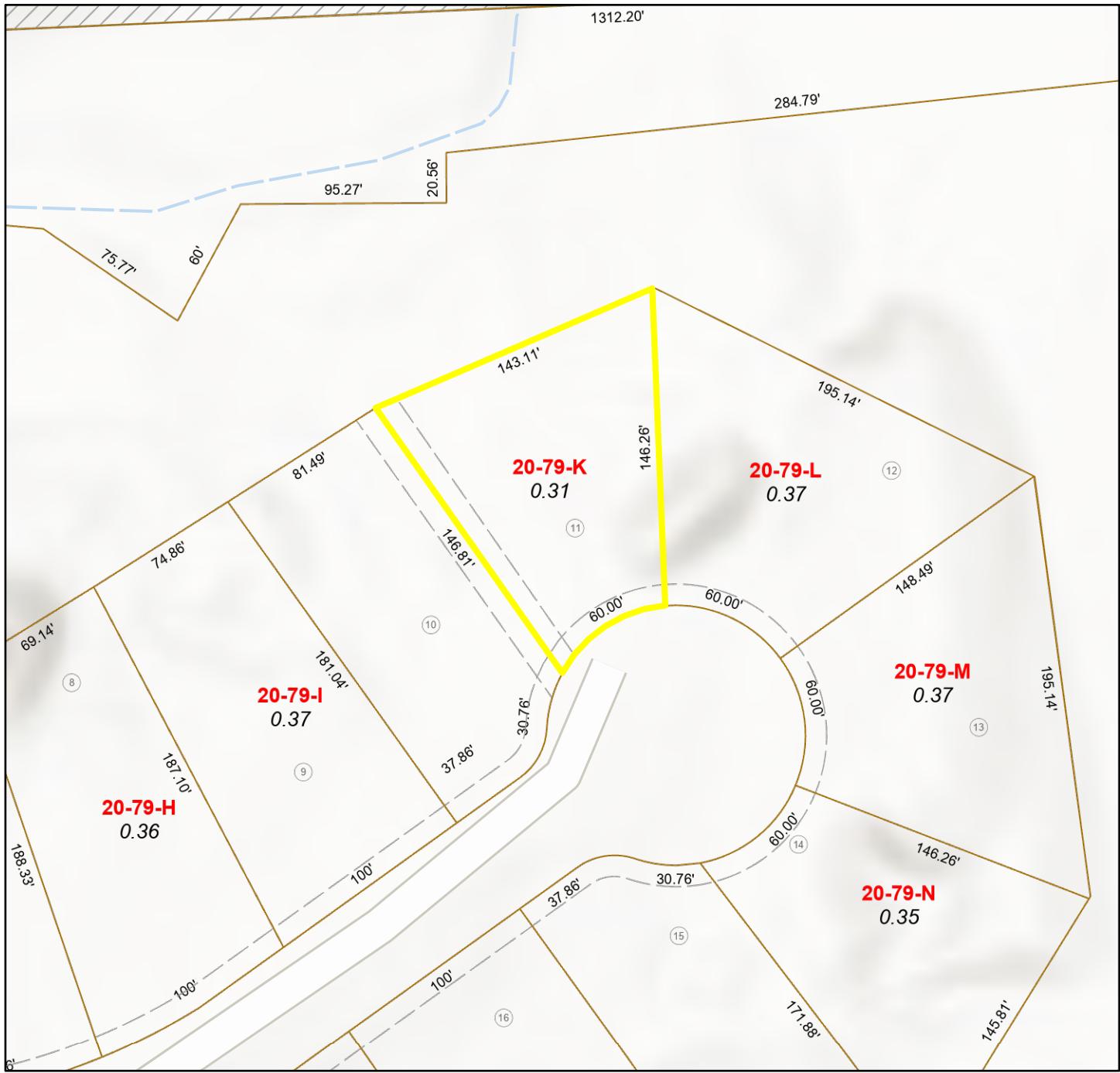
1 inch = 70 Feet

January 7, 2026

0 70 140 210

CAI Technologies  
Precision Mapping. Geospatial Solutions.

www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.



Southbridge, MA

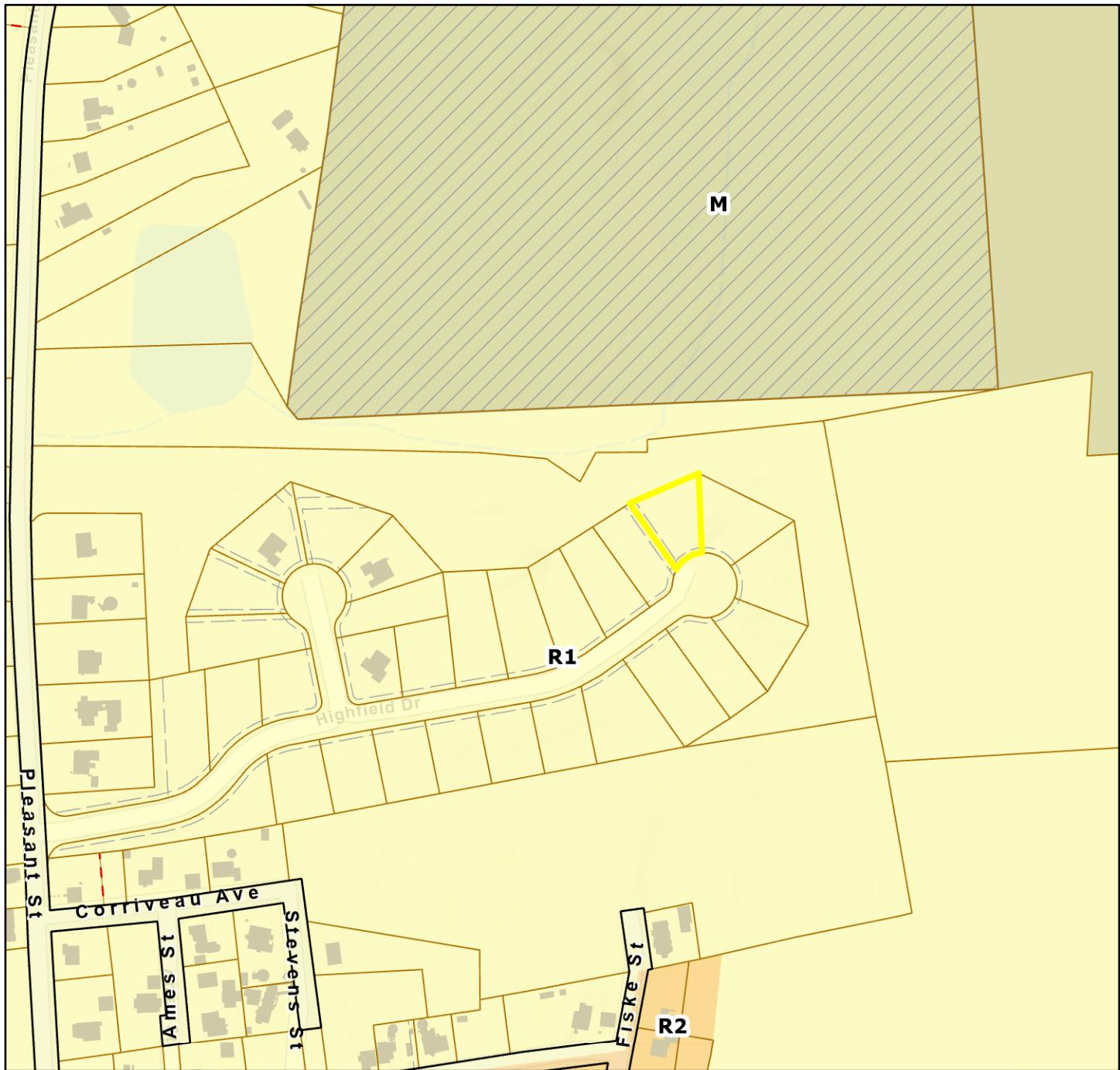
1 inch = 280 Feet

January 7, 2026

0 280 560 840

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CAI Town Line	Exempt Parcels	Right of Ways
Property Line	Easement	Manufacturing
Public Road	FEE	Residential 1
Combined Lots	Buildings (MassGIS)	Residential 2

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25027C0931F  
eff. 6/21/2023Zone  
A

Vetinney Brook

506  
503.7  
500.0  
Zone AE  
Zone AETown of Southbridge  
250334

42.091802, -72.038736

USDA, USGS The National Map: Orthoimagery. Data refreshed June, 2024.

Powered by Esri

PIN  
Approximate location based on user input  
and does not represent an authoritative  
property location

PIN



Selected FloodMap Boundary



Digital Data Available



No Digital Data Available



Unmapped



Area of Minimal Flood Hazard Zone X



Effective LOMRs



Area of Undetermined Flood Hazard Zone D



Otherwise Protected Area

OTHER AREAS  
Coastal Barrier Resource System AreaMAP PANELS  
SPECIAL FLOOD HAZARD AREASWithout Base Flood Elevation (BFE)  
Zone A, V, A99

With BFE or Depth

Regulatory Floodway Zone AE, AO, AH, VE, AR

## OTHER AREAS OF FLOOD HAZARD

0.2% Annual Chance Flood Hazard. Areas  
of 1% annual chance flood with average  
depth less than one foot or with drainage  
areas of less than one square mile Zone XFuture Conditions 1% Annual  
Chance Flood Hazard Zone XArea with Reduced Flood Risk due to  
Levee. See Notes. Zone X

Area with Flood Risk due to Levee Zone D

PIN  
20.2 Cross Sections with 1% Annual Chance  
17.5 Water Surface ElevationMAP PANELS  
Coastal Transect

Base Flood Elevation Line (BFE)

SPECIAL FLOOD HAZARD AREAS  
Limit of StudyRegulatory Floodway Zone AE, AO, AH, VE, AR  
Jurisdiction BoundaryOTHER FEATURES  
Coastal Transect Baseline

Profile Baseline

Hydrographic Feature

GENERAL STRUCTURES  
Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall



**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.**



**Justin Manning, CAI, AARE  
President**

**Phone: 800-521-0111**

**Fax: 508-362-1073**

**JJManning.com**

**auctions@JJManning.com**

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