



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



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.

JJ Manning
AUCTIONEERS

Property Information & Full Terms at:

JJ Manning.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

Terms of Sale:

10% certified deposit of which \$10,000 in certified or bank check at this Mortgagee'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.

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT						345 SOUTHBRIDGE, MA VISION				
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						
SUPPLEMENTAL DATA												Total388,200388,200										
Alt Prcl ID 020/ 079/K/ 00001 B/L 11 Add #'s Book/Plan 828/26 C/W						Prev Liv Ar Review FY2023:																
GIS ID F_509944_2858939						Assoc Pid#																
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U	V/I	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)									
NEVERBUILT LLC				69358 299		07-07-2023		U	I	1		1F	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed	
ATWATER TRACY				67243 324		03-10-2022		U	I	200,000		1U	2024	1010	358,200	2023	1010	330,100	2022	1010	220,200	
GELDBAUM LLC				64121 250		12-30-2020		U	V	28,000		1B										
CAAR DEVELOPMENT LLC				45961 0340		06-25-2010		U	V	593,500		1V										
PLEASANT HILL ESTATES LLC				39643 0083		08-25-2006		U	V	1		1F	Total	391,800	Total	363,700	Total	248,900				
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description		Amount		Code	Description		Number	Amount		Comm Int	APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card)344,900 Appraised Xf (B) Value (Bldg)2,900 Appraised Ob (B) Value (Bldg)0 Appraised Land Value (Bldg)40,400 Special Land Value0 Total Appraised Parcel Value388,200 Total Appraised Parcel Value388,200									
Total				0.00																		
TAX ROLL																						
Tracing												NOTES PLAN 828/26 RECORDED 07/06/05 PLEASANT HILL ESTATES										
BUILDING PERMIT RECORD												VISIT / CHANGE HISTORY										
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		54	Field Review	
															06-01-2022		AO			54	Field Review	
															10-07-2021		JS			50	Inspected	
															06-02-2021		MG			50	Inspected	
															09-03-2020		MG			03	Inspected/Building Perm	
															06-25-2019		DM			54	Field Review	
															07-23-2015		SB	54	Field Review			
LAND LINE VALUATION SECTION																						
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 Value40,400							

Property Location 107 HIGHFIELD DRIVE
Vision ID 100243 Account # 100243

Map ID 020/ 079/K 00001/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

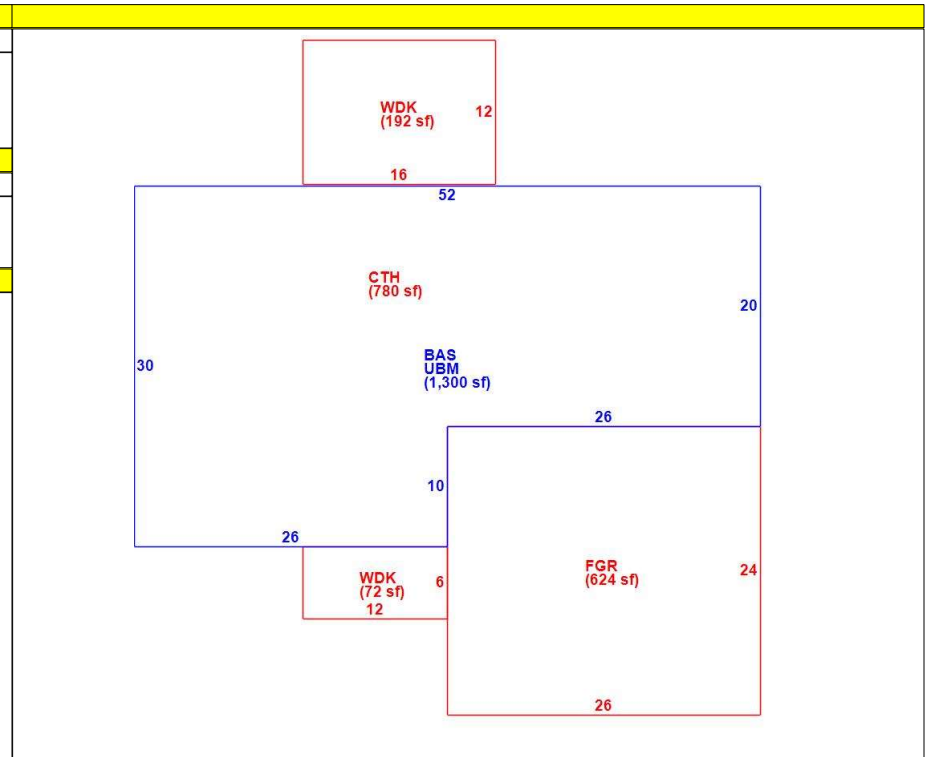
Card # 1 of 1

State Use 1010
Print Date 12/11/2024 10:40:21

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	2 Bedrooms			
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 7th day of July, 2023


TRACY ATWATER

State of Rhode Island

County of Providence

In North Providence on the 7th 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



107 Highfield Drive Southbridge MA 01150

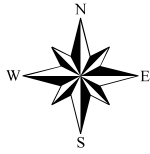
EXHIBIT "A"

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For title reference, see Deed in Book 67243 Page 324

FOR REFERENCE PURPOSES ONLY;
107 HIGHFIELD DRIVE
SOUTHBRIDGE, MA 01550



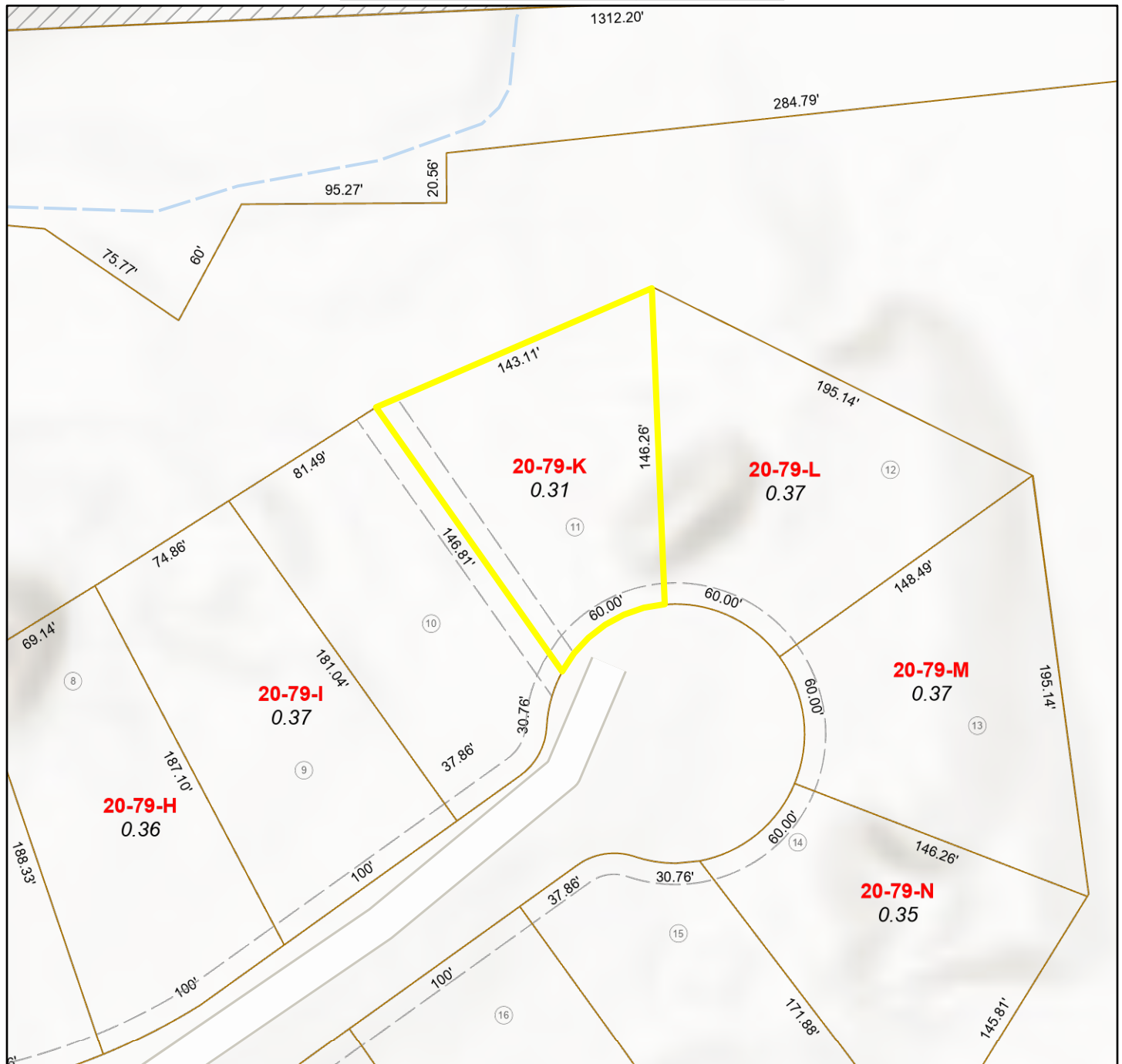
Southbridge, MA

1 inch = 70 Feet



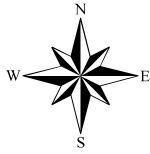
www.cai-tech.com

January 7, 2026



	CAI Town Line
	Property Line
	Exempt Parcels
	Easement
Parcel Text	

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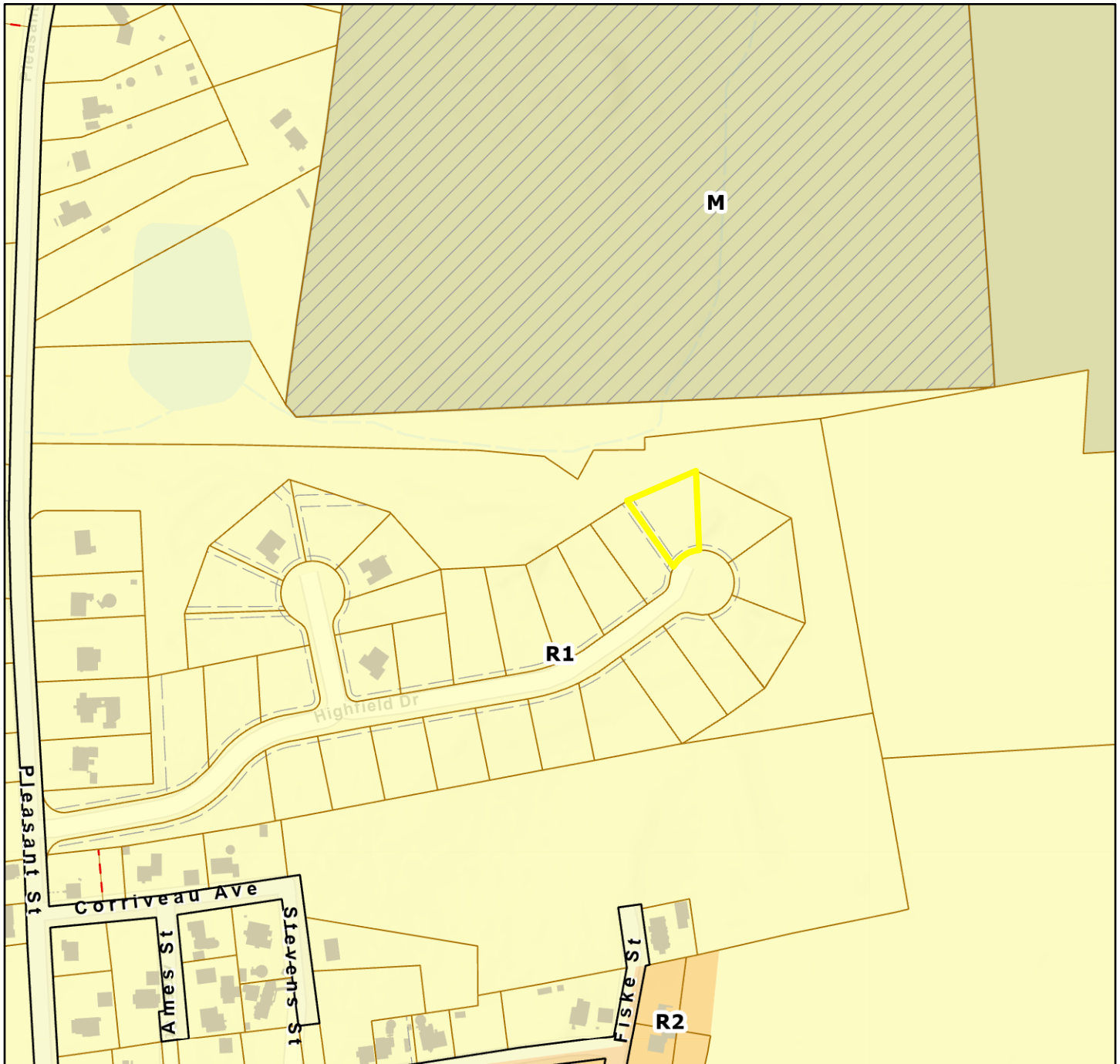
Southbridge, MA

1 inch = 280 Feet



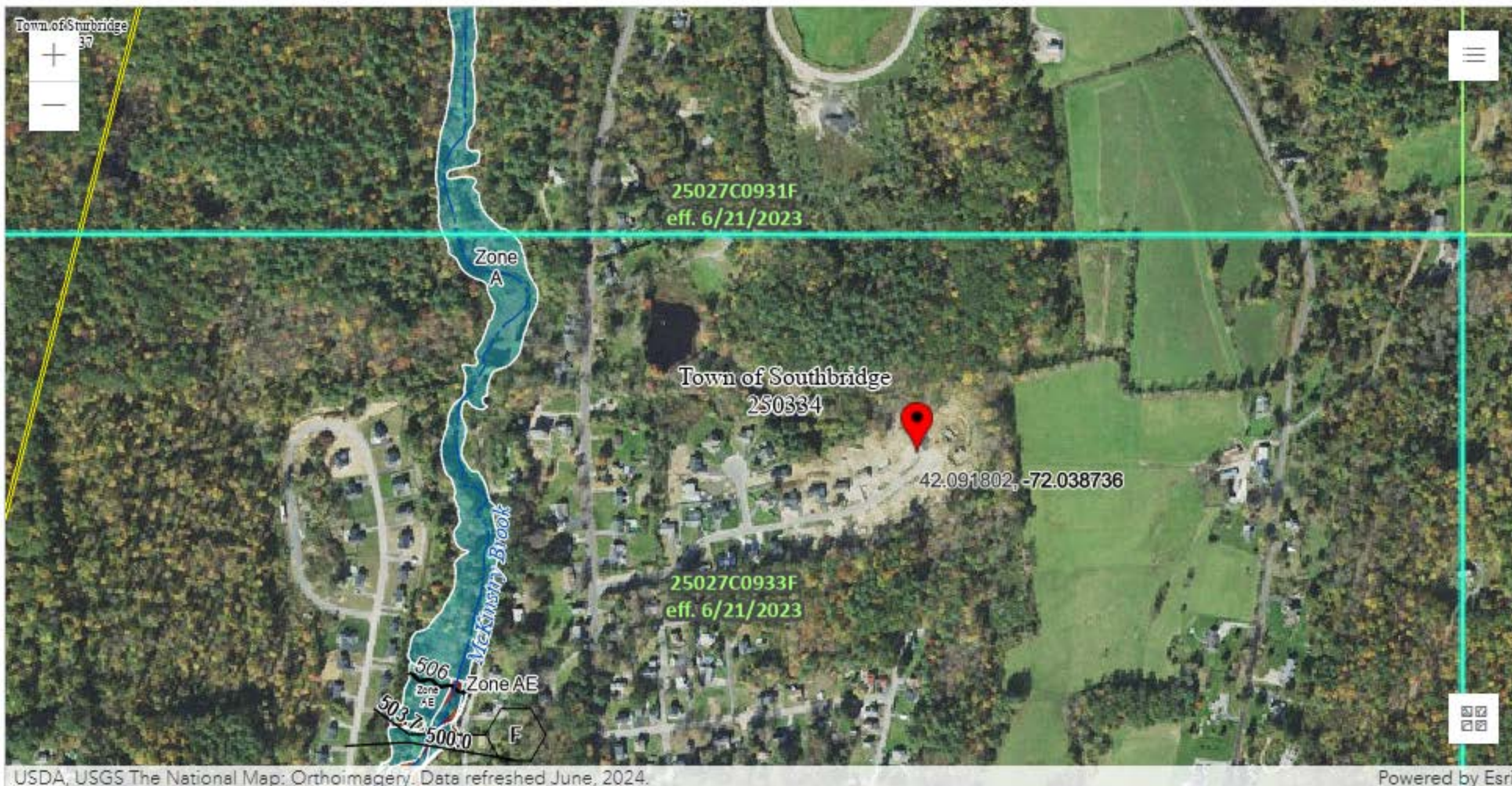
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January 7, 2026



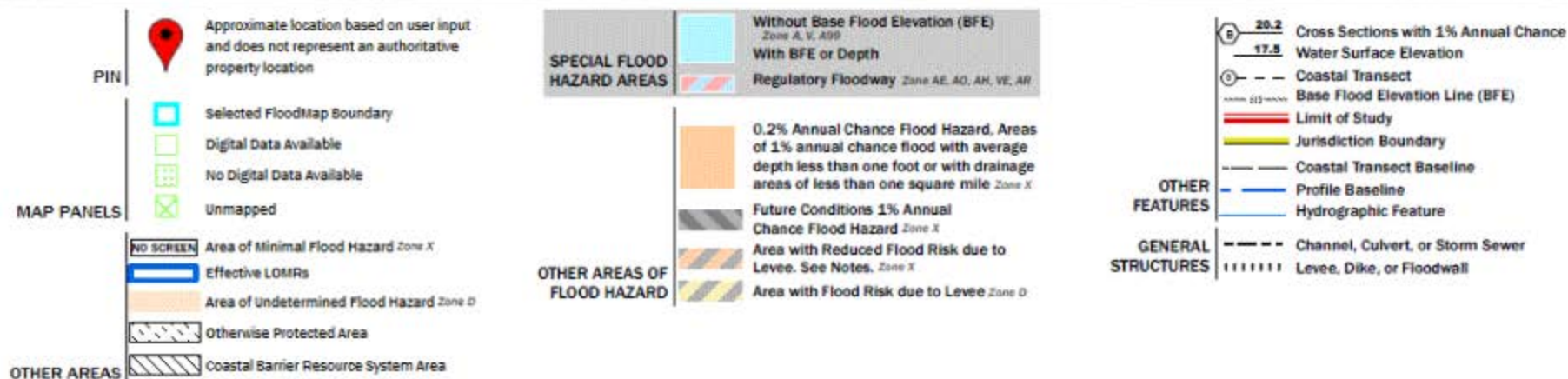
CAI Town Line	Exempt Parcels	Right of Ways
Property Line	Easement	Manufacturing
Public Road	FEE	Residential 1
Combined Lots	Buildings (MassGIS)	Residential 2

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

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**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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JJManning Auctioneers specializes in the accelerated marketing of residential and commercial real estate. We work with progressive sellers and real estate brokers to offer dynamic and award-winning marketing solutions.

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