

JJ Manning

— AUCTIONEERS

PROPERTY INFORMATION PACKAGE #26-2228

Mortgagee's Foreclosure AUCTION

7,109+/- SF MIXED-USE BUILDING ON .46+/- AC.

(3) COMMERCIAL/RETAIL UNITS

(3) RESIDENTIAL UNITS - (2) 2BR, 2BA & (1) 3BR, 3BA

Parking for 20+/- Vehicles ~ Built: 2023 ~ Zoned: RA

147 SOUTH MAIN ST., COHASSET, MA

Thursday, March 19 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.

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage, Security Agreement and Assignment of Leases and Rents ("Mortgage") dated September 26, 2024 from John D. Schiavo, Anthony T. Schiavo, Jr. and Mary R. Schiavo, Trustees of the Schiavo Family Trust u/d/t dated December 10, 1982, as amended to RFB Customers, LLC, said Mortgage recorded with the Norfolk County Registry of Deeds in Book 42020, Page 251, and 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 19th day of March 2026** at the premises located at 147 South Main Street, Cohasset, Massachusetts, all and singular the premises described in said mortgage.

To wit:

Property Address: **147 South Main Street, Cohasset, MA 02025**

Four certain parcels of land situated in Cohasset, Norfolk County, Massachusetts, bounded and described as follows:

PARCEL ONE:

NORTHERLY: by Lot 2A, as shown on a plan hereinafter mentioned on three courses, one hundred twenty-seven and 02/100 (127.02) feet, twenty-four (24) feet and forty-two and 40/100 (42.40) feet, respectively;

EASTERLY: by South Main Street, as shown on said plan, seventy-two and 73/100 (72.73) feet;

SOUTHWESTERLY: by Lots 3 and 4 on two courses as shown on said plan, one hundred ten and 93/100 (110.93) feet and ninety-five and 09/100 (95.09) feet, respectively;

WESTERLY: by Lot 5 as shown on said plan, forty (40) feet.

Said premises contain 9,830 square feet of land and are shown as Lot 2B on a plan of land entitled "Plan of Land in Cohasset, Mass." dated March 9, 1946, drawn by Lewis W. Perkins, Engineer, duly recorded with Norfolk Deeds with a deed of Mary Rose Fratus to Phyllis N. Fratus dated December 12, 1947, and recorded in Book 2728, Page 286. Excluding therefrom Lot B as shown on a plan of land entitled "Subdivision Plan of Land in Cohasset, Mass." Dated June 21, 1961, drawn by Gilbert & Maloney land surveyor recorded with Norfolk Deeds as Plan No. 877 of 1961 in Book 3917, Page 745. Also excluding therefrom a triangular parcel of land shown as parcel "B" on a plan of land entitled "Plan of Land South Main Street, Cohasset, Massachusetts September 16, 1980, Scale 1"=30' Engineer: Neil J. Murphy, 760 Route 3A, Cohasset, Massachusetts" and containing four hundred fifty-five (455) square feet of land, more or less, according to said plan which was conveyed by deed of Richard J. Silvia to Sarah T. Brewer, Trustee, by deed recorded in Book 5834, Page 113. The said plan is recorded as Plan 68 of 1981.

PARCEL TWO:

Lot A as shown on the plan by Gilbert T. Maloney dated June 21, 1961, recorded in Book 3917, Page 745.

PARCEL THREE:

A parcel of land in Cohasset, Norfolk County, Massachusetts being shown as Lot 4 on the aforesaid plan of Lewis W. Perkins, Engineer, dated March 9, 1946, and bounded and described according to said Plan as follows:

SOUTHERLY: by two lines by Spring Street as shown on said plan, fifty-four and 12/100 (54.12) feet and forty-five and 88/100 (45.88) feet;

WESTERLY: by other land of Marty Rose Fratus, one hundred nine and 18/100 (109.18) feet;

NORTHERLY: by land of Joseph A. Silvia et ux ninety-five and 09/100 (95.09) feet; and

EASTERLY: by Lot 3 on said Plan, one hundred twelve and 14/100 (112.14) feet.

PARCEL FOUR:

A triangular parcel of land shown as Parcel "A" on the aforesaid plan of Neil J. Murphy, recorded as Plan 68, of 1981, cotnaing four hundred fifty-five (455) square feet of land more or less, according to said plan.

Four our title, see Deed recorded with the Norfolk County Registry of Deeds at Book 6090, Page 556.

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens and rights of any tenants and parties in possession, if there be any, or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed. The successful bidder will pay all costs of recording the foreclosure deed and any other foreclosure documents including, without limitation, all state and county excise stamp fees, and shall also be responsible for any Title V inspection and repair requirements.

Terms of sale: A deposit of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check to Mirrione, Shaughnessy & Uitti, LLC, 2 Batterymarch Park, Suite 202, Quincy, MA 02169 within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

Other terms, if any, to be announced at the sale.

RFB Customers, LLC
Present holder of said mortgage
By its Attorneys,
Mirrione, Shaughnessy & Uitti, LLC
2 Batterymarch Park, Suite 202,
Quincy, MA 02169

Unofficial Property Record Card - Cohasset, MA

General Property Data

Parcel ID **F6-32-089** Account Number **C/W 89A,89B&90**
Prior Parcel ID
Property Owner **SCHIAVO FAMILY TRUST** Property Location **147 SOUTH MAIN ST COHASSET**
SCHIAVO, MARY R., ANTHONY T JR
JOHN D. & THOMAS J., TRS. Property Use **Store/Retail**
Mailing Address **2103 OCEAN ST** Most Recent Sale Date **7/9/1982**
Legal Reference **6090-556**
City **MARSHFIELD** Grantor
Mailing State **MA** Zip **02050** Sale Price **95,000**
ParcelZoning **RA** Land Area **0.462 acres**

Current Property Assessment

Card 1 Value Building Value **1,241,000** Xtra Features Value **0** Land Value **456,500** Total Value **1,697,500**

Building Description

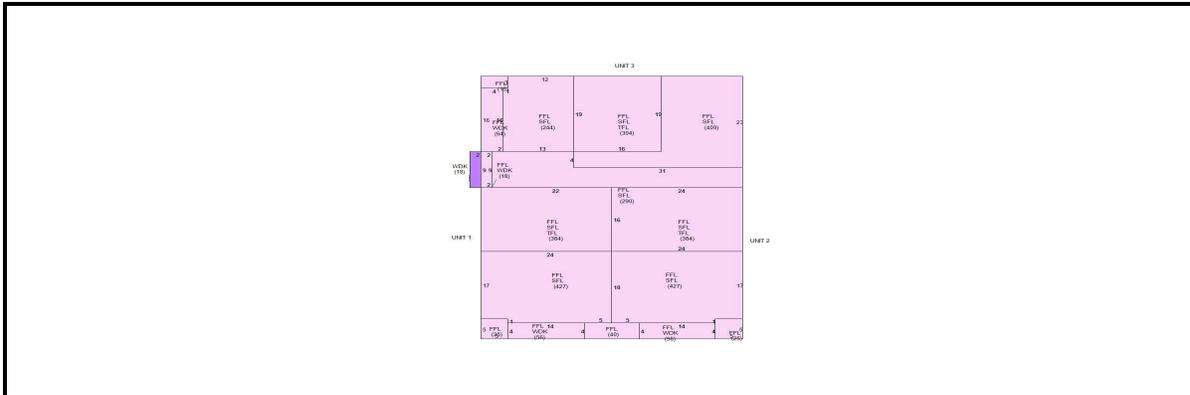
Building Style STORE/RETAIL	Foundation Type Concrete	Flooring Type HARDWOOD
# of Living Units 3	Frame Type WOOD	Basement Floor CONCRETE
Year Built 2023	Roof Structure Shed	Heating Type FORCED H/A
Building Grade Excellent	Roof Cover Asphalt Shgl	Heating Fuel GAS
Building Condition N/A	Siding CLAPBOARD	Air Conditioning 100%
Finished Area (SF) 7109	Interior Walls Drywall	# of Bsmt Garages 0
Number Rooms 9	# of Bedrooms 6	# of Full Baths 0
# of 3/4 Baths 6	# of 1/2 Baths 3	# of Other Fixtures 6

Legal Description

Narrative Description of Property

This property contains 0.462 acres of land mainly classified as Store/Retail with a(n) STORE/RETAIL style building, built about 2023, having CLAPBOARD exterior and Asphalt Shgl roof cover, with 0 commercial unit(s) and 3 residential unit(s), 9 room(s), 6 bedroom(s), 0 bath(s), 3 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranted.

Comments

FY 2024 - BLDG @ 80% COMPLETE RECHECK FY 2025 3 RETAIL UNITS ON FFL #101, 102, 103 AND 3 RES UNITS ON SFL & TFL #201, 202, 203 4/4/2019 FIRE 8/14/19 BUILDING DEMOLISHED DUE TO FIRE AUTO SERVICE CT C/W 89A 89B 90 1 COMM UNIT AND AND 2 RES APT FRED`S AUTO REPAIR HAAJ AUTO REPAIR FY 20

Property Tax Parcels



Property Tax Parcels



147 South Main Street
Cohasset, MA

SUMMARY OF IMPORTANT FACTS AND CONCLUSIONS _____

Subject Property: Mixed-Use Condominium
Property Address: 147 South Main Street, Cohasset, MA 02025
Property Owner: Shavio Family Trust

Assumptions & Conditions: None
Important Locational Economic Factors: Cohasset condominium market

Property Rights Appraised: Fee Simple
Site: The subject improvements are situated on +/-
20,125 square feet of land.

**Improvements
As Completed** Framed Building
3 Residential Units
3 Commercial Units

Zoning: Residential A
FEMA Zone & Panel Zone AE 25021C0256F, dated 7/6/21.

*147 South Main Street
Cohasset, MA*

APPRAISAL REPORT INTRODUCTION

Location

The subject property is comprised of a single parcel of land totaling 20,125 square feet improved with an office warehouse to be razed. The subject is known as 147 South Main Street within the Town of Cohasset. The subject property may be further identified by the Town of Cohasset as Parcel F6-32-89.

Ownership

As of the date of value title to the property rests in Shavio Family Trust, recorded in a Deed at Norfolk County Registry of Deeds Book 60o90 Page 556.

*147 South Main Street
Cohasset, MA*

Neighborhood

The subject property is comprised of an inside parcel of land situated along the southwestern side of South Main Street, and the northern side of Pond Street, south of the central business district neighborhood of the Town of Cohasset.

South Main Street asphalt paved public roadway that extends northwest-Southeast from the business district northwest, through the neighborhood and into the town of Scituate, and beyond. Uses along the roadway are a mix of residential, mixed-use, and local retail.

Pond Street is an asphalt paved public roadway that extends southwest from South Main Street to State Route 3A. Uses along the roadway are residential in nature.

The Cohasset Commuter Rail station of the MBTA is located less than ½ mile north of the subject.

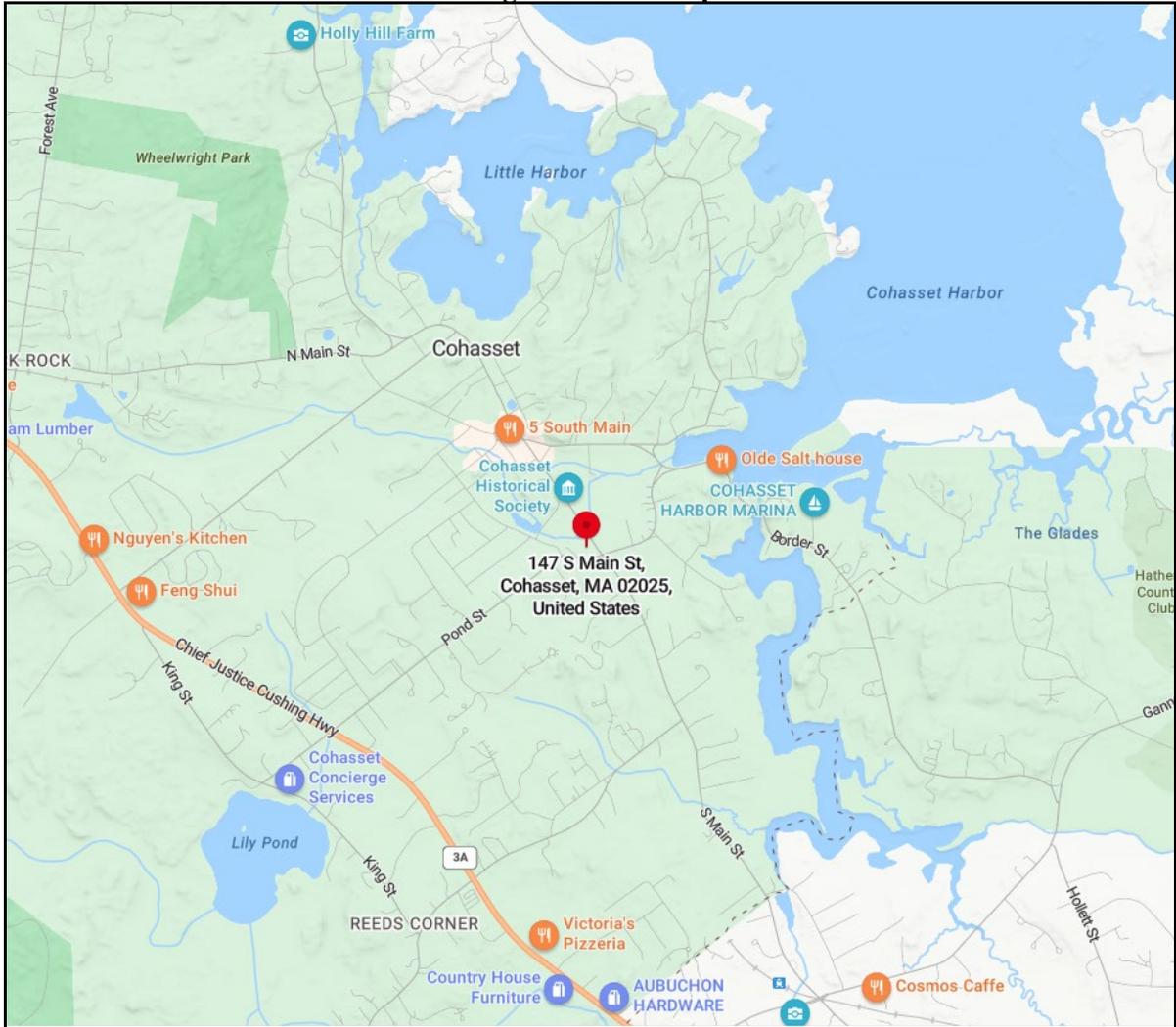
Overall, the subject neighborhood is considered to be well located, offering direct access to major routes and public transportation. The neighborhood encompasses police and fire protection along with all typical municipal services. The neighborhood encompasses shopping centers and employment opportunities as well as public schools. The subject is well positioned to benefit from this general and specific location.

South Main Street



147 South Main Street
Cohasset, MA

Neighborhood Map



Site and Improvement Analysis As Is

The subject site is comprised of a single 20,125 sf inside parcel of land situated along the southwestern side of South Main Street, and the northern side of Pond Street. The site has 72.73 linear feet frontage along South Main Street and 100 linear feet along Pond Street. The site has a rectangular, although somewhat irregular shape and offers an overall level topography. Vehicular access is via South main Street accessing an open parking area and parking for +/- 20 vehicles.

The primary improvement is a newly constructed building containing +/- 6,625 sf of total Gross Floor Area. The grade level totals 3 commercial-retail units at grade level, with 3 condominium quality residential units on the floors above.

The matrix includes two two-bedroom – two full bath duplex units and a three-bedroom three full bath duplex style unit.

The exterior of the new building is Fiber Cement. The roof is pitched with asphalt shingle cover. The windows are plate glass and double hung vinyl. There are standard glass door entranceways with a security system. The building is served by a wet sprinkler system.

Each unit is finished with laminate flooring custom gray-white finish throughout. Walls and ceilings are skim coat plaster. Lighting is via recessed lights and ceiling mounted fixtures. Units are heated and cooled via multi-split systems.

Each kitchen is finished with custom cabinetry including Shaker full overlay, grey stained oak base cabinets with black steel frame glass front and white high gloss flush doors, soft-close drawer slides and hinges with a trash roll-out. The appliance package includes (JennAir brand or superior) refrigerator/freezer, microwave, range with oven and exhaust hood, dishwasher, and Julien stainless steel under mount sink with disposal (Sinkerator).

Bath finishes include a custom, stained wood, freestanding vanity with soft closing drawers, granite counter (½” solid surface), sink (Cube collection or Kohler) with Hansgrohe Axor fittings. Each unit offers ample closet space as well as a linen room/in-unit laundry.

The Commercial Units are single level. The unit is to be delivered in “Vanilla Shell” condition.

Vanilla Shell includes at a minimum:

- Functioning HVAC system
- Suspended acoustic or hard lid (drywall) ceilings
- Basic flooring
- Restroom(s)
- Lighting

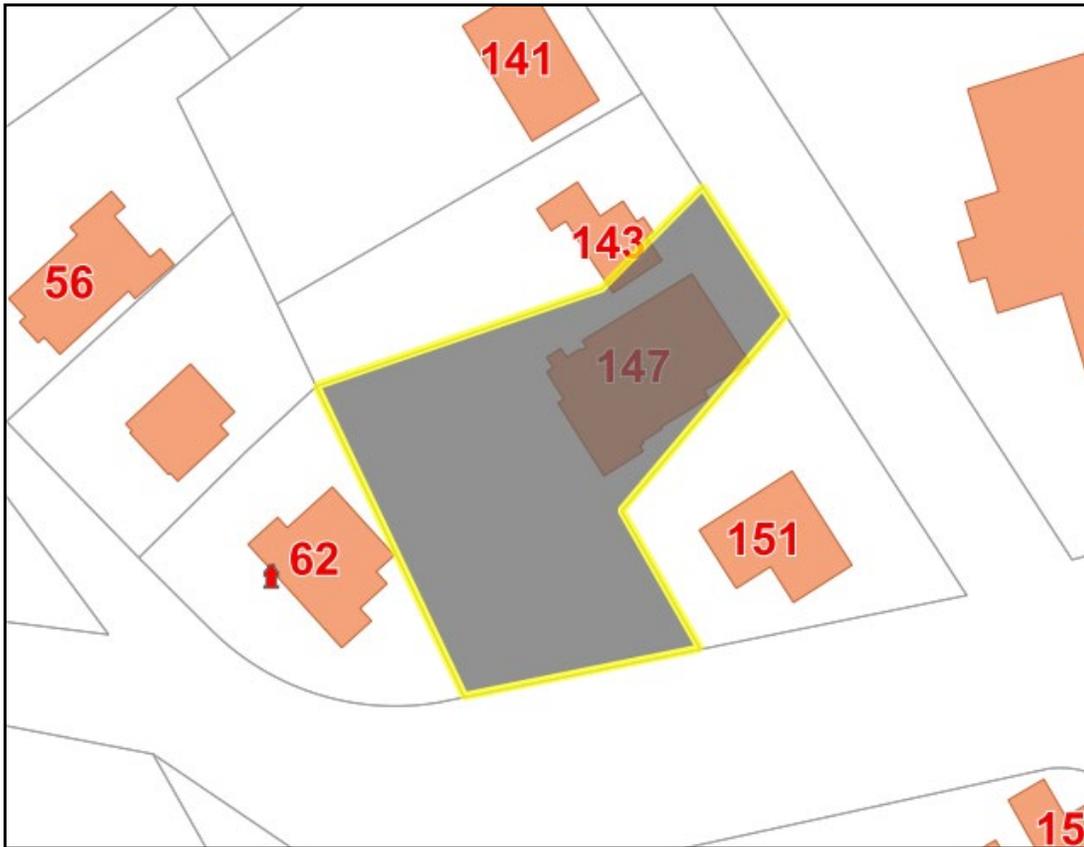
Overall, the subject units are of excellent quality and typical of the “high-end” rental product available in the Cohasset market.

147 South Main Street
Cohasset, MA

Unit Matrix Summary

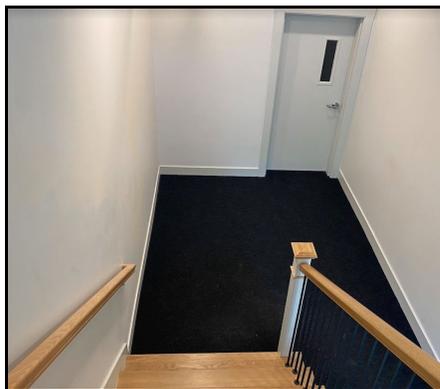
Unit #	Square Footage	Bedrooms	Bath
Commercial Unit 1	777		1
Commercial Unit 2	777		1
Commercial Unit 3	730		1
Unit 1	1,185	2	2
Unit 2	1,185	2	2
Unit 3	1,224	3	3
Total Unit Area	5,878		
Gross Building	6,625		

Assessors Plan



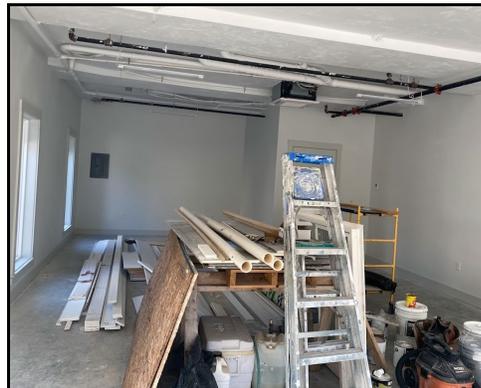
147 South Main Street
Cohasset, MA

Existing Conditions



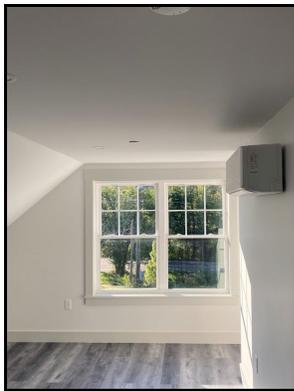
*147 South Main Street
Cohasset, MA*

Commercial space

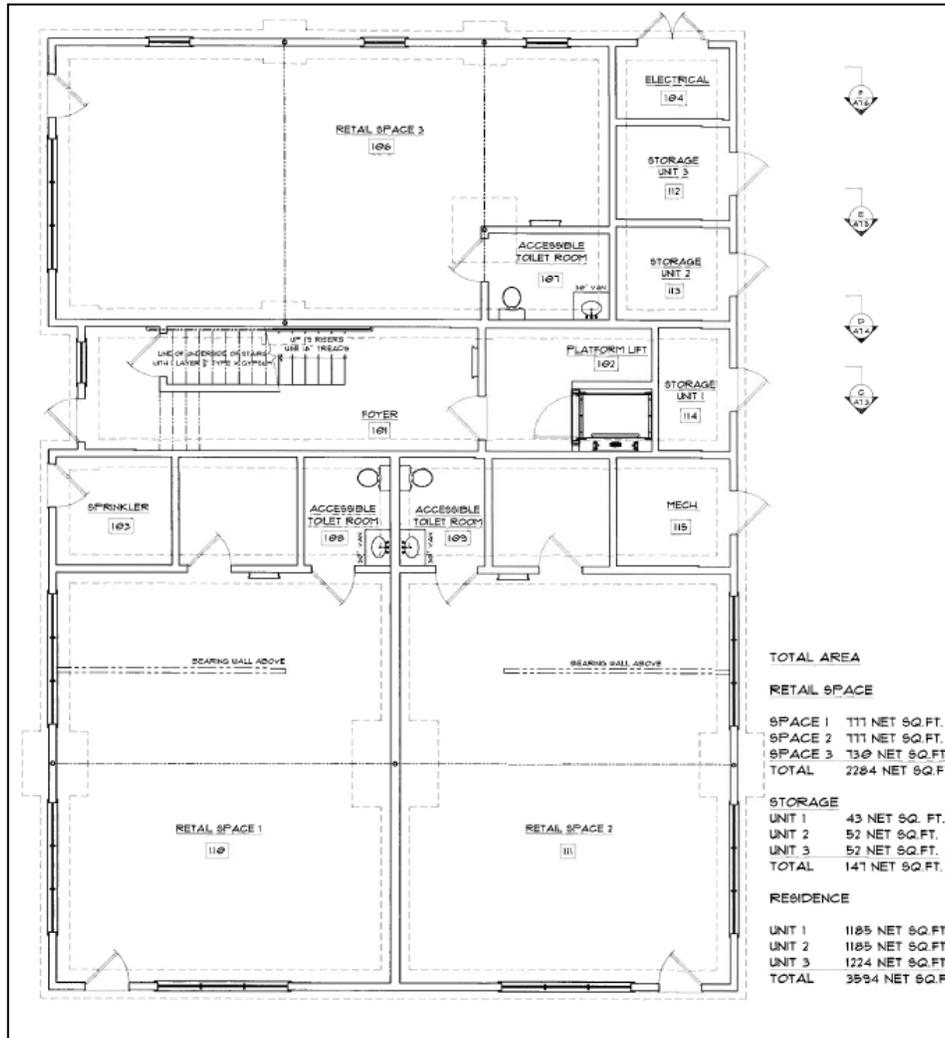


*147 South Main Street
Cohasset, MA*

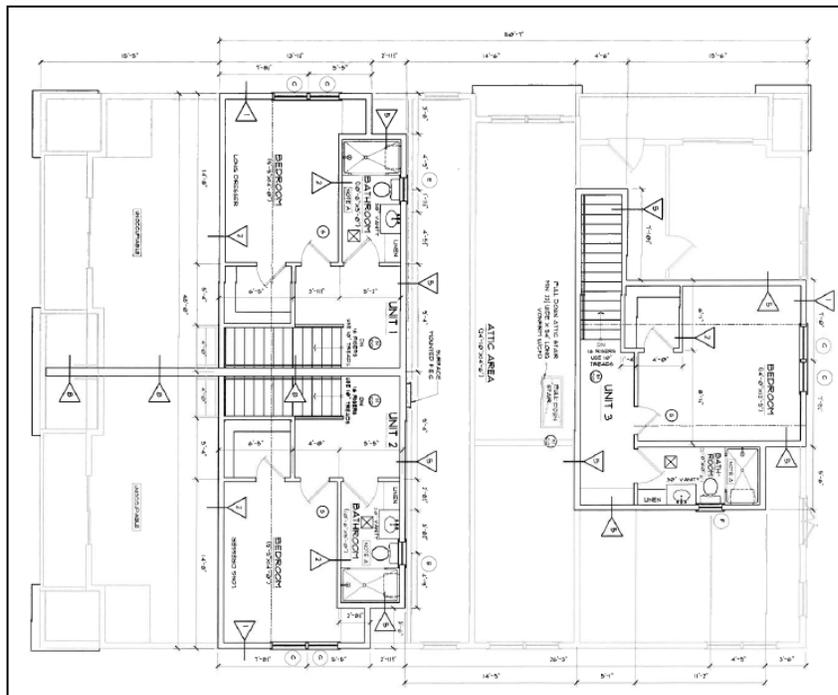
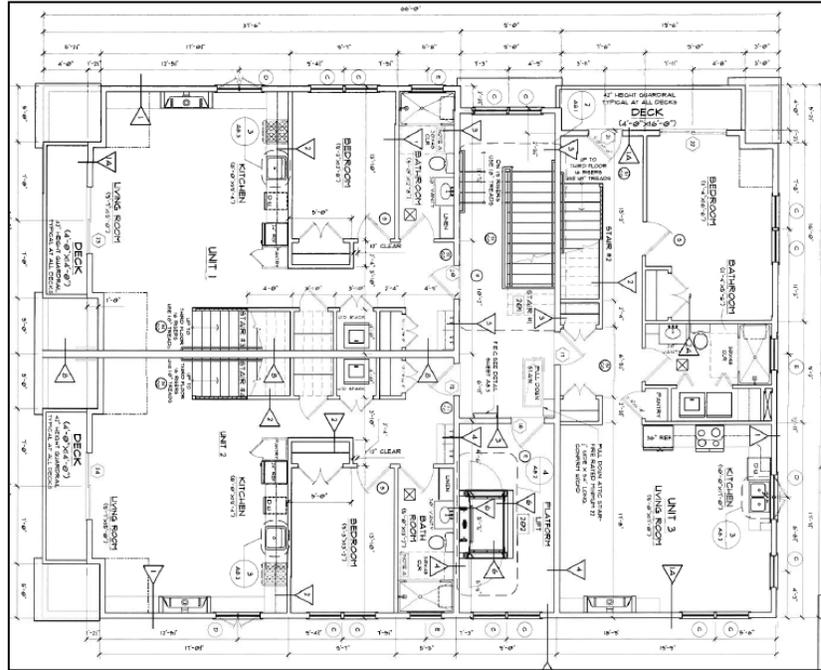
Typical Residential Finish



Floor Plans



147 South Main Street
Cohasset, MA



Zoning

The subject property is zoned within the Residential A District. Permitted use are limited to single-family, religious, municipal and educational, bed and breakfast, agricultural, more – see by-laws.

Minimum site – 18,000 for a single-family
6,000 sf for each additional unit – special permit.



During August 2021, the Cohasset Zoning Board of Appeals issued a Special Permit to allow the construction of the building. Based on the above and its proposed mixed-use use, it appears that the subject will be classified as a legal and conforming use allowed via a municipally issued Special Permit. See Book 39778 Page 483 at the Norfolk County Registry of Deeds.

Flood Plain

Per FEMA panel **25021C0256F** dated July 6, 2021 the subject is situated within an AE designated flood zone.





**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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