

# JJ Manning

— AUCTIONEERS —

**PROPERTY INFORMATION PACKAGE #26-2235**

## **CAPE COD REAL ESTATE AUCTION**

**1+/- ACRE RESIDENTIAL LOT  
IN HIGHLY SOUGHT-AFTER LOCATION  
Close to Beaches, Restaurants, Shopping & More**

**1761 MAIN ST. (RT. 28), CHATHAM, MA**

**Friday, June 26 at 2pm On-site**

**Open House: Friday, June 19 (2pm-4pm)**

MA Auc. Lic. #111



BOUNDARIES  
APPROXIMATE  
© Pictometry.com

# TABLE OF CONTENTS

**DISCLAIMER**

**TRANSMITTAL LETTER**

**TERMS & CONDITIONS**

**BUYER'S PREMIUM**

**SAMPLE P&S**

**PROPERTY INFORMATION & PHOTOS**

**LOCATION MAP**

**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.



May 19, 2026

Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer a 1+/- acre parcel in the charming town of Chatham, MA on Cape Cod. This property offers a rare opportunity to design and build a home tailored entirely to your vision. Abutting a cranberry bog, the setting provides remarkable privacy and scenic natural beauty - an idyllic backdrop for everyday living. With generous acreage and flexibility, the lot may allow for the construction of two homes, ideal for a family compound or private retreat. Although the existing 1,414+/- sf, 3-bedroom structure is a tear-down, the convenience of a sewer connection at the street streamlines new construction.

The property is in a highly desirable location just 1.8 mi. to Hardings Beach, 1.4 mi. to Ridgevale Beach, .6 mi. to Chatham Municipal Airport; Close to numerous restaurants & shopping. This is a unique chance to secure a premier piece of Chatham real estate and create the home and lifestyle you've been envisioning!

The owners have chosen auction, the accelerated method of marketing, for the sale of this fabulous property. Their decision allows you to set the market price for this magnificent property with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults", be sure to attend the scheduled Open House. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Friday, June 26, 2026 at 2:00pm on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$15,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at [auctions@jjmanning.com](mailto:auctions@jjmanning.com) or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE  
President



## TERMS & CONDITIONS

### CAPE COD REAL ESTATE AUCTION

**1+/- ACRE RESIDENTIAL LOT  
IN HIGHLY SOUGHT-AFTER LOCATION  
Close to Beaches, Restaurants, Shopping & More**

**1761 MAIN ST. (RT.28), CHATHAM, MA**

**Friday, June 26 at 2pm On-site**

**Open House: Friday, June 19 (2pm-4pm)**

MA Auc. Lic. #111

Terms of Sale: 10% deposit of which Fifteen Thousand Dollars (\$15,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Monday, June 29, 2026. Balance in 30 days.

A. Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.

B. Closing will take place on or before Monday, July 27, 2026 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.

C. A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.

D. The property is being sold "as is, with all faults". We encourage you to attend the Open House and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.

E. Auctioneer reserves the right to enter protective bids on behalf of Seller.

F. Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.

G. The property is NOT being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!

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



## BUYER'S PREMIUM EXPLANATION

There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

*EXAMPLE:*

	Bid Price:	\$100,000.00
	Add 10% Buyer's Premium:	\$ 10,000.00
		-----
	Contract sales price:	<b>\$110,000.00</b>

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

AUCTION PURCHASE AND SALE AGREEMENT  
(MA Auctioneer Lic# 111)

This 26th day of June, 2025

1. PARTIES AND MAILING ADDRESSES

The Roy B. Meservey Jr. Trust hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the buildings thereon known as 1761 Main St., Chatham, MA,

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer. The SELLER, its agents or representatives have not made any representations, warranties, promises, covenants, agreements or guarantees, implied or expressed, oral or written with respect to the conformity of the property to any zoning, land use regulations, or suitability for potential development or subdivision.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Quitclaim Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRICE

The agreed purchase price for said premises is \_\_\_\_\_ dollars, of which

\$ \_\_\_\_\_ have been paid as a deposit this day and

\$ \_\_\_\_\_ are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by 4:00 pm ET on Monday, June 29, 2026 as the additional deposit

\$ \_\_\_\_\_ are to be paid at the time of delivery of the deed in cash, or by certified, cashier's, treasurer's or bank check(s)

\$ \_\_\_\_\_ TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Monday, July 27, 2026 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

#### 9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

#### 10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

#### 11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

#### 12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

#### 13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

#### 14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

#### 15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

#### 16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

#### 17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

#### 18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

#### 19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

#### 20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

#### 21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

#### 22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

#### 23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

#### 24. SMOKE DETECTORS/SEPTIC/WATER

The BUYER will be responsible for the installation and inspection of smoke detectors and CO2 detectors after closing and once the property is suitable for habitation. If necessary, the buyer shall be responsible for the repair, upgrade or installation of a septic system and/or a well and/or municipal water and/or sewer connections which meet the requirements of the board of health. The closing shall not be contingent upon any certificates of compliance nor contingent upon a certificate of occupancy as the property is being conveyed as is.

#### 25. CURB CUT

The BUYER will be responsible to establish a curb cut if required, to satisfy the laws and regulations of the town and state.

#### 26. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

Buyer's Initials: \_\_\_\_\_

NOTICE: This is a legal document that creates binding obligations. If not understood, consult an attorney.

The Roy B. Meservey Jr. Trust, Seller

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
By: Linda Hutchinson, Trustee

\_\_\_\_\_  
BUYER

\_\_\_\_\_  
By:

\_\_\_\_\_  
Buyer's Mailing Address (Street or P.O. Box)

\_\_\_\_\_  
Buyer's Attorney (Name)

\_\_\_\_\_  
Buyer's Mailing Address (City, State & Zip Code)

\_\_\_\_\_  
Buyer's Attorney (Firm)

\_\_\_\_\_  
Buyer's Daytime Phone

\_\_\_\_\_  
Buyer's Attorney's Address (Street or P.O. Box)

\_\_\_\_\_  
Buyer's Evening Phone

\_\_\_\_\_  
Buyer's Attorney's Address (City, State & Zip Code)

\_\_\_\_\_  
Buyer's Attorney's Phone

\_\_\_\_\_  
Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

# CAPE COD REAL ESTATE

1± Acre Residential Lot in Highly Desirable Location  
1761 Main Street, Chatham, MA



**AUCTION:** Friday, June 26 at 2pm On-site

Set on a one-acre parcel in the charming town of Chatham, this property offers a rare opportunity to design and build a home tailored entirely to your vision. Abutting a cranberry bog, the setting provides remarkable privacy and scenic natural beauty - an idyllic backdrop for everyday living. With generous acreage and flexibility, the lot may allow for the construction of two homes or ADU, ideal for a family compound or private retreat.

Although the existing 1,414± sf, 3-bedroom structure is likely a tear-down, the convenience of a sewer connection at the street streamlines new construction. This is a unique chance to secure a premier piece of Chatham real estate and create the home and lifestyle you've been envisioning.

Highly desirable location 1.8 miles to Hardings Beach, 1.4 miles to Ridgevale Beach, .6 miles to Chatham Municipal Airport; Close to numerous restaurants & shopping.

**RE Tax Assessment (2026):** \$566,700

**Parcel ID:** 8E-5-3

**County:** Barnstable

**Site Area:** 1.01± ac.

**Zoning:** R20

**Open House: Friday, June 19 (2pm-4pm)**

#### Terms of Sale:

10% certified deposit of which \$15,000 in certified or bank check at the auction & remainder by 4pm ET on Monday, June 29, 2026. Balance in 30 days. 10% 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.

#### Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

#### Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit JJManning.com for mandatory broker pre-registration requirements.

**JJManning**  
AUCTIONEERS

Property Info., Photos, Broker Reg. & 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  
Bro 1881 • Ref 26-2235

Key: 6918

Town of CHATHAM - Fiscal Year 2026

8/26/2025

7:43:58PM

SEQ #: 7,431

Assessed Owner Of Record		Parcel ID		Location			Class	Mix%	Description			BLD #	Bldg ID	Card			
THE ROY B MESERVEY JR TRUST		8E-5-3		1761 MAIN ST			1010	100	SINGLE FAMILY			1		1 of 1			
CURRENT OWNER		TRANSFER HISTORY			DOS	T	SALE PRICE	BK-PG (Cert)	PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
THE ROY B MESERVEY JR TRUST MESERVEY JR ROY B TRUSTEE C/O LINDA HUTCHINSON 1274 LONG POND RD BREWSTER, MA 02631		THE ROY B MESERVEY JR TRU MESERVEY JR ROY B MESERVEY ROY B & RONALD C			10/06/2022 07/29/2011 01/04/1996	A A A		35410-23 25592-346 10001-147	20-129 SS13-1	11/02/2020 02/11/2009	5 8 20 50	DEMOLITIONS CYC. REINSP. SPLITS/LAND MEAS & LIST	3,000	04/30/2021 01/17/2020 12/31/2011	TCK TCK RRC	100 100 100	100 100 100

CD	T	ACRES/SF	Nbhd	Inf1	Inf2	ADJ BASE	SAF	Inf3	Lpi	Chpt	CREDIT AMT	ADJ VALUE
100	S	40,000	MC 1.00	100	1.00	340,170	1.00	100	1.00	MR1	0.85	312,370
300	A	0.087	MC 1.00	100	1.00	17,765	1.00	100	1.00	MR1	0.85	1,550

TOTAL	1.005 Acres	BOGFRONT
Nbhd	MID CHATHAM	
Inf1	100	
Inf2	100	

Photo Date 04/30/2021 BLDG # 1



YrBlt 1939 NET AREA 1,414

COST MODEL	CURRENT TAXABLE	PREVIOUS TAXABLE
RESIDENTIAL		

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD

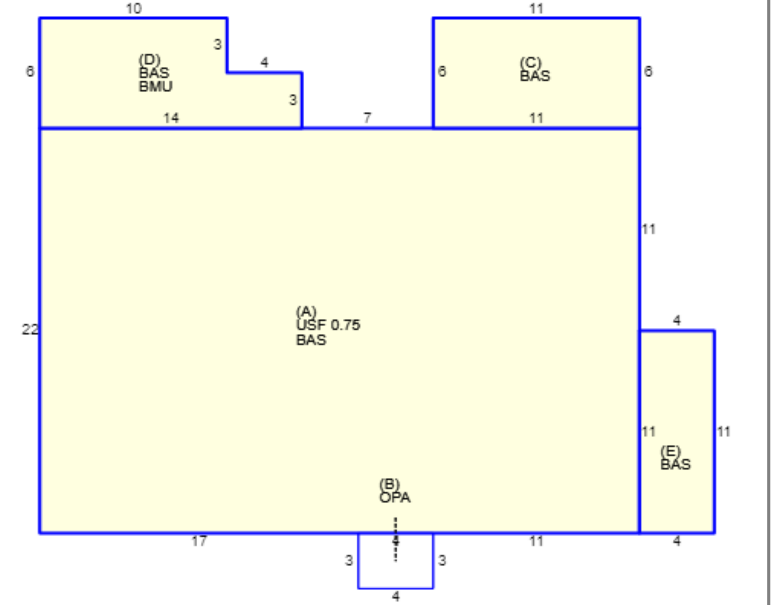
BLDG	ADJ	DESC	LAND	313,900	304,700
STYLE	1.00	CAPE [100%]	BUILD.	252,800	245,600
QUALITY	1.00	AVERAGE [100%]	DETACH	0	0
FRAME	1.00	WOOD FRAME [100%]	OTHER	0	0
TOTAL			TOTAL	566,700	550,300

Bldg ID	MODEL	YR BLT	EFF YR	DLCU	OVCU	MEASURE	BY	LIST	EST	REVIEW	EMZ	w/WallHt	NET AREA	SIZE ADJ	ADJ PRICE/SF	RCN	% GD	RCNLD
	1	1939	1969 / 55	1.000	1.000	1/17/2020	TCK	1/17/2020		7/6/2021		8.0	1,414	1.000	\$288.40	407,799	62	252,800

CAPACITY	UNITS	ADJ	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	407,799
STORIES	1.75	1.00	FOUNDATION	4	FLR & WALL	1.00	+	BAS	L	BAS AREA	886	1939	286.31	253,672		
ROOMS	6	1.00	EXT. COVER	1	WOOD SHINGLE	1.00	A	USF	L	UP-STRY FIN	528	1939	242.94	128,274		
BEDROOMS	3	1.00	ROOF SHAPE	1	GABLE	1.00	B	OPA	N	OPEN PORCH	12		83.08	997		
FULL BATHS	2	1.00	ROOF COVER	1	ASPH/CMP SHIN	1.00	D	BMU	N	BSMT UNFINISHED	72		98.81	7,114		
1/2 BATHS	0	1.00	FLOOR COVER	34	CARPET/ASPH TL	1.00	F	21	O	FPL 2S 1OP	1		11,329.00	11,329		
FIXTURES	6	\$4,800	INT. FINISH	2	DRYWALL	1.00	O	DS	O	OUT DOOR SHWR-A	1		1,613.00	1,613		
UNITS	1	1.00	HEATING/COOL	2	HOT WATER	1.00										
			FUEL SOURCE	1	OIL	1.00										

EFF.YR/AGE 1969 / 55

COND	38	38 %
FUNC	0	
ECON	0	
DEPR	38	% GD 62
RCNLD		\$252,800



LEGALLANDDETAILSBUILDLIN

N O T N O T  
A N A N  
O F F I C I A L O F F I C I A L  
C O P Y **QUITCLAIM DEED** C O P Y

N O T N O T  
I, ROY B. MESERVEY, JR. <sup>A N</sup> of 2775 Gresham Avenue, The Villages, FL 32162 <sup>A N</sup>  
O F F I C I A L O F F I C I A L

for consideration of ONE <sup>C O P Y</sup> and 00/100 (\$1.00) DOLLAR paid <sup>C O P Y</sup>

grant to ROY B. MESERVEY, JR., TRUSTEE OF THE ROY B. MESERVEY, JR. TRUST,  
u/d/t dated June 13, 2022, Trustee Certificate recorded herewith, of 2775 Gresham Avenue, The  
Villages, FL 32162

with QUITCLAIM COVENANTS

the land in Chatham (West), Barnstable County, being described as follows:

Being LOT 1 , containing a total area of 43,790 square feet more or less, as shown on a plan  
entitled a "Plan of Land in Chatham, MA prepared for Roy B. Meservey, Ronald C. Meservey,  
and Daniel K. Meservey showing a division of property at # 1761 Main Street, West Chatham,  
Mass. November 10, 2010, Scale 1" = 40'" filed with the Barnstable County Registry of Deeds  
in Plan Book 639, Page 74.

Subject to and with the benefit of reservations, restrictions, easements, and rights of way if any  
there be insofar as the same are in force and applicable.

This deed has been prepared solely from information given by the parties hereto. There are no  
express or implied guarantees as to the marketability of title, accuracy of the description or  
quantity of land described, as no examination of title to the property was requested or conducted.  
The preparer of this deed has not been requested to provide, nor has the preparer provided advice  
on any tax, legal, or non-legal consequences that may arise as a result of the conveyance or  
verified the accuracy of the amount of the consideration stated to have been paid in connection  
with the conveyance or upon which any transfer taxes may have been calculated.

For title see deed recorded in Barnstable County Registry of Deeds in Book 25592, Page 346 and  
also see Book 34462, Page 226.

Property Address: 1761 Main Street, West Chatham, MA 02669

N O T  
A N  
O F F I C I A L  
C O P Y

N O T  
A N  
O F F I C I A L  
C O P Y

WITNESS my hand and seal this <sup>N O T</sup> 5 day of October, <sup>A N</sup> 2022.

O F F I C I A L  
C O P Y

O F F I C I A L  
C O P Y

Roy B Meservey Jr  
ROY B. MESERVEY, JR.

COMMONWEALTH OF MASSACHUSETTS

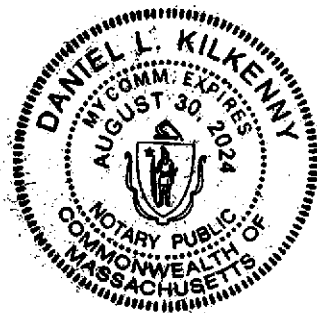
Barnstable,ss.

October 5, 2022

On this 5 day of October, 2022, before me the undersigned Notary Public, personally appeared the above-named ROY B. MESERVEY, JR, proved to me through satisfactory evidence of identification, which was MA LICPHR, to be the person whose name is signed on the preceding document, and acknowledged to me that he signed it voluntarily for its stated purpose.

Daniel L. Kilkenny

Notary Public  
My Commission Expires:



Legal Description Barnstable City Reg of Deeds Bk-35410 Pg-23 dated 10/06/2022

Assessor's Parcel # 8E-5-3 Tax Year 2024 R.E. Taxes \$ 1,909  
 Neighborhood Name Chatham Map Reference Lot #1 Census Tract 0107.00

Property Rights Appraised  Fee Simple  Leasehold  Other (describe)

My research  did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.

Prior Sale/Transfer: Date 10/06/2022 Price \$1 Source(s) Deed

Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) Prior sale of the subject was a non-arms length transaction for financial planning purpose. No other prior sales of the subject in the past 36 months.

Offerings, options and contracts as of the effective date of the appraisal N/A

Neighborhood Characteristics				One-Unit Housing Trends			One-Unit Housing	Present Land Use %		
Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing	<input type="checkbox"/> Stable	<input type="checkbox"/> Declining	PRICE AGE	One-Unit	50 %
Built-Up	<input checked="" type="checkbox"/> Over 75%	<input type="checkbox"/> 25-75%	<input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage	<input type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	\$(000) (yrs)	2-4 Unit	%
Growth	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths	<input type="checkbox"/> 3-6 mths	<input type="checkbox"/> Over 6 mths	437 Low 1	Multi-Family	%
Neighborhood Boundaries Indian Hill Rd to the North, Sulphur Springs to the South, Barn Hill Rd to the East and Ridgevale Rd to the West.								2,500 High 150	Commercial	50 %
								1,000 Pred. 65	Other	%

Neighborhood Description The subject is located in a mixed use neighborhood with a wide range of housing styles, age, size and condition. There are numerous businesses nearby including retail shops, restaurants and gas station. Chatham offers saltwater beaches on Atlantic Ocean and Nantucket South, golf courses, harbor, marina, freshwater ponds, bike trail, library, schools, resorts, restaurants and retail stores. Most essential services are located in Chatham. Appeal to market is good.

Dimensions See plan attached Area 43790 Sq.Ft. +/- Shape Irregular View Yard/St

Specific Zoning Classification R20 Zoning Description Residential - 20,000 sf minimum lot size 50' min. frontage

Zoning Compliance  Legal  Legal Nonconforming (Grandfathered Use)  No Zoning  Illegal (describe)

Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use?  Yes  No If No, describe.

Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	Street	Asphalt	<input checked="" type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input type="checkbox"/>	Alley	None	<input type="checkbox"/>

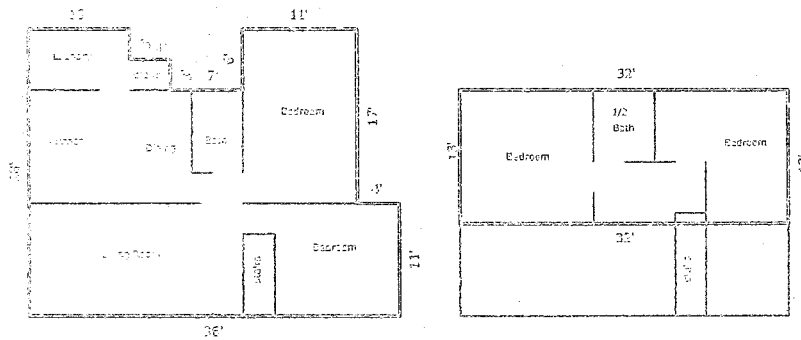
Site Comments Site is level with street and has gently rolling topography in the rear. The site was recently subdivided from a larger parcel. The driveway appears to serve the subject and a lot to the rear. The landscaping is average with overgrown lawn, trees, foundation shrubs and unpaved driveway. Based on the plan of land recorded in Plan Book 639 Page 74, the rear of the site has a cranberry bog and a conservancy district.

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials		INTERIOR materials	
Units	<input checked="" type="checkbox"/> One <input type="checkbox"/> One w/Acc. unit <input type="checkbox"/>	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Concrete/Avg	Floors	WdCrpt/Vny/Bel/Avg	
# of Stories	1.75	<input type="checkbox"/> Full Basement <input checked="" type="checkbox"/> Partial Basement	Exterior Walls	WdShngle/BetwAvg	Walls	Plaster/Avg	
Type	<input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det/End Unit	Basement Area	224 sq. ft.	Roof Surface	Asphalt/Bel/Avg	Trim/Finish	Wood/Avg
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.		Basement Finish	0 %	Gutters & Downspouts	Alum/Fair	Bath Floor	Vinyl/Avg
Design (Style)	Cape	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	DH/Fair	Bath Wainscot	Fbals/Bel/Avg	
Year Built	1939		Storm Sash/Insulated	Yes/Fair	Car Storage	<input type="checkbox"/> None	
Effective Age (Yrs)	30		Screens	Yes/Fair	<input checked="" type="checkbox"/> Driveway	# of Cars 2	
Ailic	<input checked="" type="checkbox"/> None	Heating	<input type="checkbox"/> FWA <input checked="" type="checkbox"/> HW <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #0	Driveway Surface	Unpaved
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs <input type="checkbox"/> Other		<input type="checkbox"/> Fuel Gas	<input checked="" type="checkbox"/> Fireplace(s) # 1	<input type="checkbox"/> Fence	None	<input type="checkbox"/> Garage	# of Cars 0
<input type="checkbox"/> Floor <input type="checkbox"/> Scuttle		Cooling	<input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck	None	<input type="checkbox"/> Carport	# of Cars 0
<input type="checkbox"/> Finished <input type="checkbox"/> Heated		<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other None	<input type="checkbox"/> Pool	None	<input type="checkbox"/> Other	None	<input type="checkbox"/> Built-In
Appliances	<input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)						

Finished area above grade contains: 7 Rooms 4 Bedrooms 1.1 Bath(s) 1,302 Square Feet of Gross Living Area Above Grade

Additional Features None.





Drawn by R. J. G. & S. Inc.

Comments:

AREA CALCULATIONS SUMMARY				LIVING AREA BREAKDOWN		
Code	Description	Net Size	Net Totals	Breakdown		Subtotals
GLA1	First Floor	886.00	886.00	First Floor		
GLA2	Second Floor	416.00	416.00	10.0	x 3.0	30.00
				14.0	x 3.0	42.00
				32.0	x 11.0	352.00
				6.0	x 11.0	66.00
				36.0	x 11.0	396.00
				Second Floor		
				13.0	x 32.0	416.00
Net LIVABLE Area		(rounded)	1302	6 Items	(rounded)	1302

**Fiscal Year 2026 Real Estate**

Town of Chatham  
 Treasurer/Collector  
 549 Main Street  
 Chatham, MA 02633



THE ROY B MESERVEY JR TRUST  
 MESERVEY JR ROY B TRUSTEE  
 C/O LINDA HUTCHINSON  
 1274 LONG POND RD  
 BREWSTER MA 02631-2888

T4 P1  
 870  
 2



**REMITTANCE COUPON  
 PLEASE RETURN WITH 2ND HALF PAYMENT**

Account: 4799  
 Location: 1761 MAIN ST  
 Parcel ID: 8E-5-3  
**TOTAL DUE: 5/1/2026 \$1,081.18**


**Make Check Payable and Mail To:**

Town of Chatham  
 Treasurer/Collector  
 549 Main Street  
 Chatham, MA 02633

**Fiscal Year 2026 Real Estate**

Town of Chatham  
 Treasurer/Collector  
 549 Main Street  
 Chatham, MA 02633

THE ROY B MESERVEY JR TRUST  
 MESERVEY JR ROY B TRUSTEE  
 C/O LINDA HUTCHINSON  
 1274 LONG POND RD  
 BREWSTER MA 02631-2888

**TAXPAYER COPY  
 PLEASE KEEP FOR YOUR RECORDS**

Account: 4799  
 Location: 1761 MAIN ST  
 Owner: THE ROY B MESERVEY JR TRUST  
 Owner2: MESERVEY JR ROY B TRUSTEE  
 Parcel ID: 8E-5-3  
 Land Area: 1.005 AC  
 Deed Date: 10/06/2022  
 Book/Page: 35410/23  
 Total Charges: \$1,081.18  
 Past Due: \$0.00  
 Interest: \$0.00  
 Fees: \$0.00  
 Credits: \$0.00  
**TOTAL DUE: 5/1/2026 \$1,081.18**

**Pay by mail OR Pay your bill online:**  
<http://www.chatham-ma.gov> OR  
 Use Drop-Box located at entrance to Town Hall

If you would like to donate to the Chatham Taxation Aid Fund (M.G.L. Ch. 60, Sec. 3D), and "Aid to the Elderly and Disabled", please send a **separate check** for any donation amount (over \$1.00) to:

Town of Chatham  
 Taxation Aid Fund  
 549 Main Street  
 Chatham, MA 02633

**\*\*Please indicate "Chatham Taxation Aid" on the memo line of your check.**

You may also donate online at:  
<https://www.chatham-ma.gov> or <https://epay.cityhallsystems.com>

**Town of Chatham**

Account: 4799  
 Owner: THE ROY B MESERVEY JR TRUST  
 Owner2: MESERVEY JR ROY B TRUSTEE

**Fiscal Year 2026 Real Estate  
 TAXPAYER COPY - KEEP FOR YOUR RECORDS**

Location: 1761 MAIN ST  
 Parcel ID: 8E-5-3 Deed Date: 10/06/2022  
 Area: 1.005 AC Book/Page: 35410/23

Type	Tax Value	Special Assessments
LAND	\$313,900	
BLDG	\$252,800	
OTHER		
<b>Total:</b>	<b>\$566,700</b>	
Assessed As of 1/1/2025		<b>Total \$0.00</b>

TOTAL ASSESSMENT		\$2,162.37
Due	11/3/2025	5/1/2026
Tax	\$1,081.19	\$1,081.18
SpAs	\$0.00	\$0.00
Int	\$0.00	\$0.00
Ab/Ex	\$0.00	\$0.00
Cred	\$1,081.19	\$0.00
Int Cr	\$0.00	\$0.00
Total:	\$0.00	\$1,081.18

**Delinquency Notice**

Tax Rate per \$1000:	Tax
Res \$3.67	\$2,079.79
OS \$0.00	CPA \$51.38
Com \$3.67	OPEB \$31.20
Ind \$3.67	Special Assessments \$0.00
	<b>Total Tax/Assessment \$2,162.37</b>

**TOTAL DUE: 5/1/2026 \$1,081.18**

Payments made after 3/12/2026 may not be reflected on this bill.

**INTEREST AT THE RATE OF 14% PER ANNUM WILL ACCRUE ON OVERDUE PAYMENTS FROM THE DUE DATE UNTIL PAYMENT IS RECEIVED. SEE REVERSE SIDE FOR IMPORTANT INFORMATION AND PAYMENT INSTRUCTIONS.**



**Town of Chatham**  
 Treasurer/Tax Collector  
 549 Main St.  
 Chatham, MA 02633



ROY B MESERVEY TRUST  
 LINDA A HUTCHINSON  
 1274 LONG POND RD  
 BREWSTER MA 02631-2888

T8 P1  
 1397  
 2

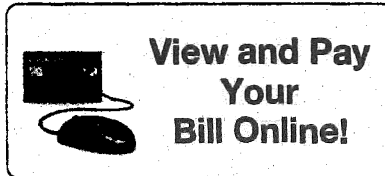
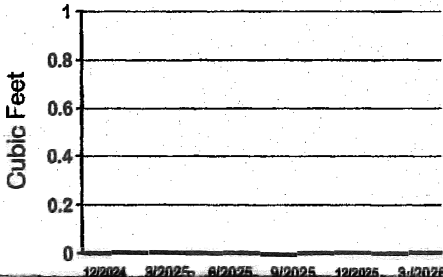


Remittance Coupon Please Return With Payment	
Account Number:	<b>722</b>
New Charges:	\$22.75
Credits:	\$0.00
Past Due:	\$0.00
Interest:	\$0.00
<b>Total Due: 04/09/2026</b>	<b>\$22.75</b>

Pay to the Order of and Mail To:  
**TOWN OF CHATHAM**  
 549 Main St.  
 Chatham, MA 02633

**TOWN OF CHATHAM WATER AND SEWER DEPARTMENT**

Account Number	Service Location	Parcel ID	Bill Date	Due Date	Total Due				
722	1761 MAIN ST	8E-5-3	03/10/2026	04/09/2026	\$22.75				
Meter Readings			Usage Summary		New Charge Summary				
Meter	Date	Type	Read	Rate	Total Usage	Charge	Quantity	Amount	Total
1546338532	11/05/2025	ACT	435	W 5/8		Water		\$22.75	\$22.75
1546338532	02/03/2026	ACT	435						



Pay your bill online  
 at  
<http://www.chatham-ma.gov>

**Tax Payer Message**

Your payment needs to be accompanied with the remittance stub, and the memo field of your check should include your "ACCOUNT NUMBER".

After hours water or sewer emergency please call 508-945-5150 and an on-call technician will be contacted.

Pay to the order of Town of Chatham, 549 Main St., Chatham, MA 02633 or at Town Hall from Town Hall only, at

CREDIT CARDS Office. Visa, MC, percentage base

ACH payments a

Pay your bill onli

The Consumer C

http://www.chat reduce costs and call the Water De

**ROY B MESERVEY JR TRUST**

186

53-447/113 940

3/17/2026 Date

**ROCKLAND TRUST**

Pay to the Order of Town of Chatham

Twenty-two & 15/100 \$ 22.75 Dollars

For \_\_\_\_\_

Photo Safe Deposit

**Hilb Group New England, LLC**

Wannough Road  
 Dennis, MA 02601

Linda Hutchinson  
 1274 Long Pond Road  
 Brewster, MA 02631

Customer	Hutchinson, Linda
Acct #	833351
Date	04/08/2026
Customer Service	Chatham Diane Racette
Page	1 of 1

Payment Information	
Invoice Summary	\$ 1,547.52
Payment Amount	
Payment for:	Invoice#11840459
RENEWAL OF CP1903298	

Customer: Hutchinson, Linda

Invoice	Effective	Transaction	Description	Amount
11840459	05/10/2026	Renew policy	Policy #RENEWAL OF CP1903298 05/10/2026-11/10/2026 Berkshire Hathaway Inc / United States Liability Insurance Co  Vacant - Renew policy Surplus Lines Tax - Paid by Hilb - Renew policy  ***** DUE UPON RECEIPT *****  <i>EVERY 6 MONTHS PAYMENT</i>	1,488.00 59.52

\* PAY ONLINE Click Here: <https://hilbgroup.epaypolicy.com> \*

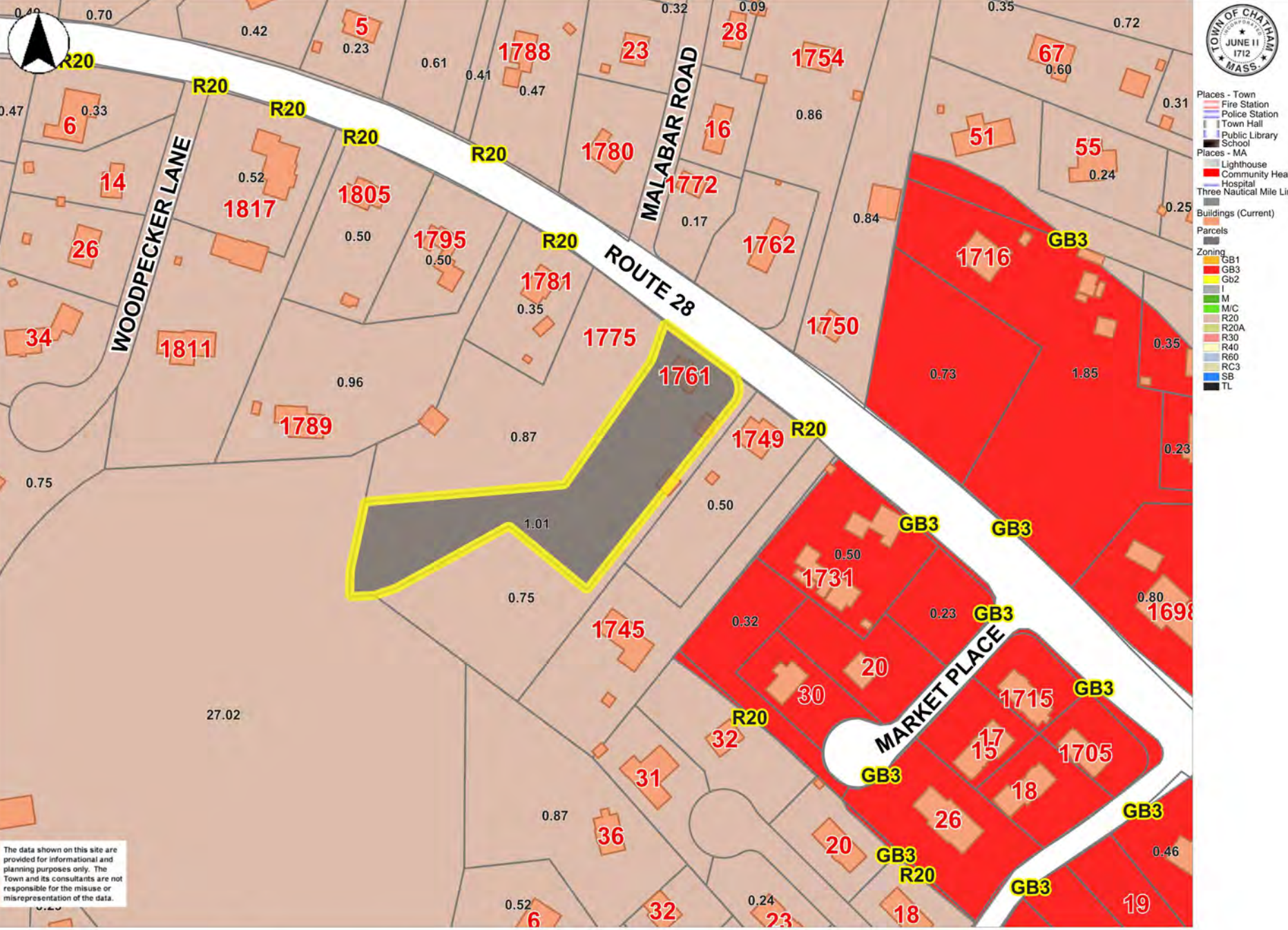
Mail Check to: The Hilb Group of New England, LLC, PO Box 109209, Atlanta, GA 30348

Overnight: Bank of America Lockbox Services, Lockbox 109209, 6000 Feldwood Road, College Park, GA 30349

**Total**

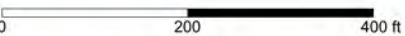
\$ 1,547.52

	<b>Date</b>
	04/08/2026



- Places - Town
- Fire Station
  - Police Station
  - Town Hall
  - Public Library
  - School
- Places - MA
- Lighthouse
  - Community Health Center
  - Hospital
  - Three Nautical Mile Line
- Buildings (Current)
- Buildings (Current)
- Parcels
- Parcels
- Zoning
- GB1
  - GB3
  - Gb2
  - I
  - M
  - M/C
  - R20
  - R20A
  - R30
  - R40
  - R60
  - RC3
  - SB
  - TL

The data shown on this site are provided for informational and planning purposes only. The Town and its consultants are not responsible for the misuse or misrepresentation of the data.



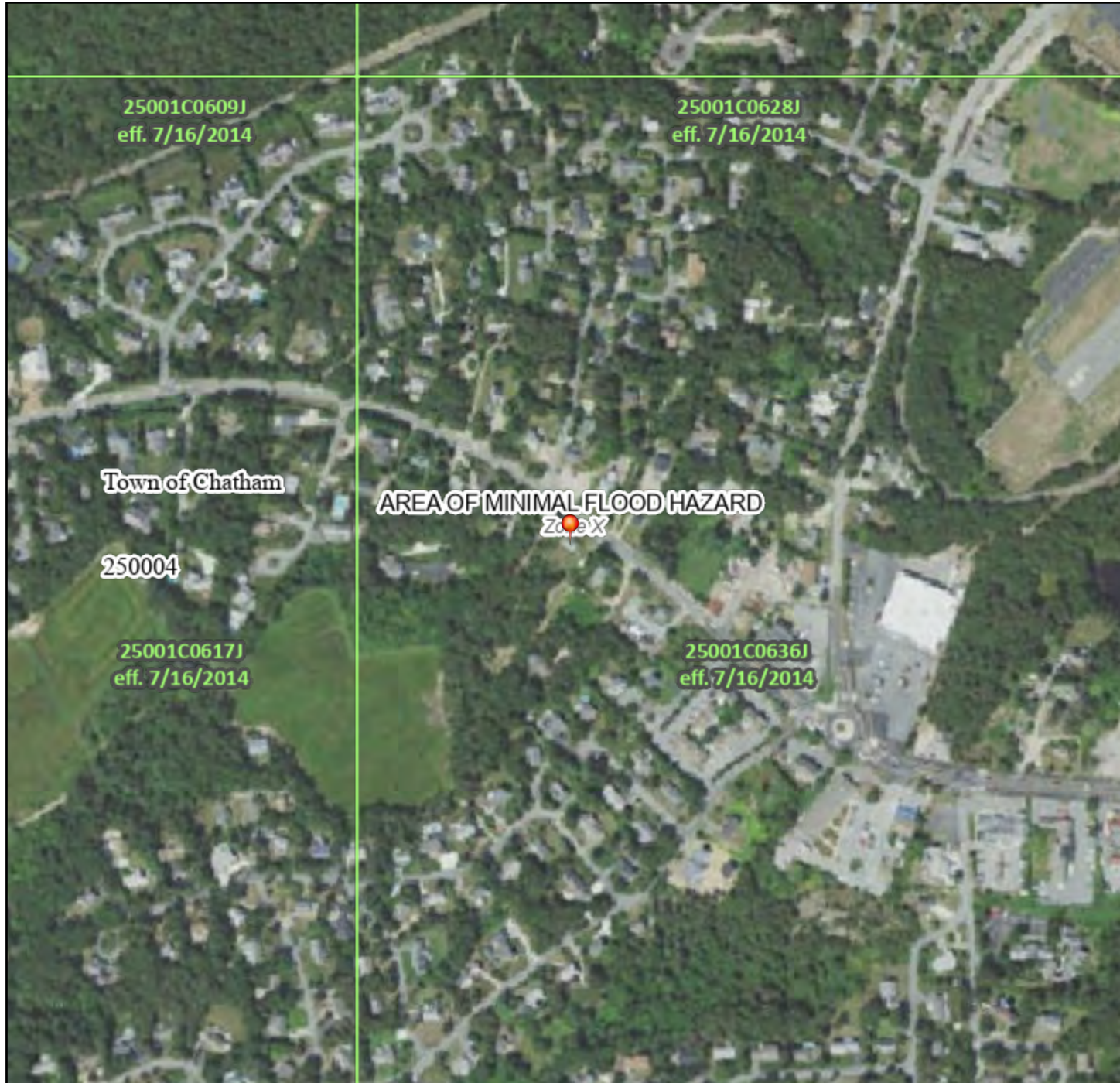
Printed on 05/05/2026 at 01:46 PM



# National Flood Hazard Layer FIRMette



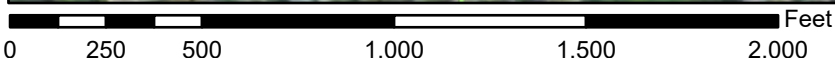
70°0'12"W 41°41'17"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<b>SPECIAL FLOOD HAZARD AREAS</b>		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
<b>OTHER AREAS OF FLOOD HAZARD</b>		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 <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
<b>OTHER AREAS</b>		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
<b>GENERAL STRUCTURES</b>		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
<b>OTHER FEATURES</b>		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
<b>MAP PANELS</b>		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



1:6,000

69°59'34"W 41°40'50"N

Basemap Imagery Source: USGS National Map 2023

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/5/2026 at 5:54 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

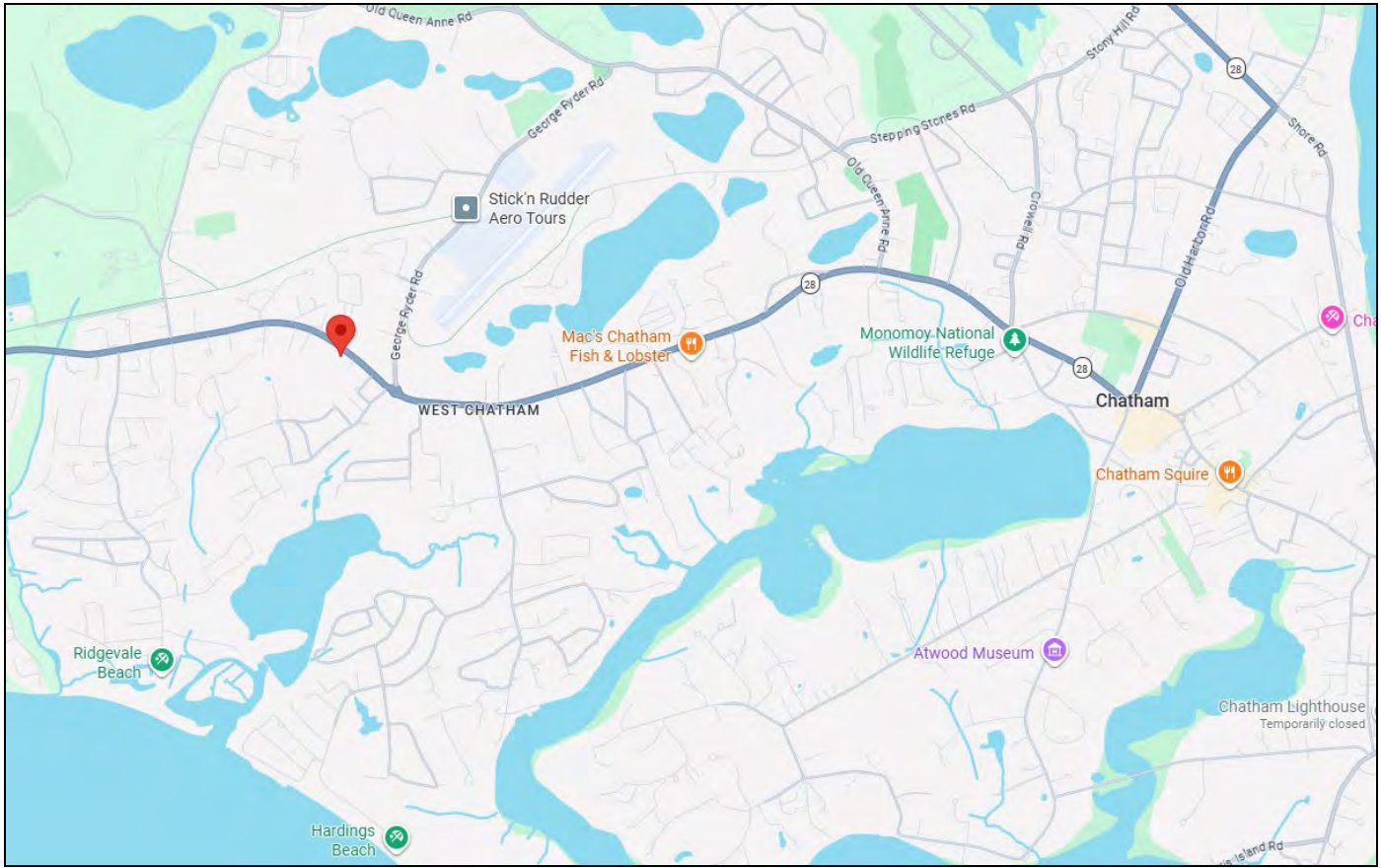
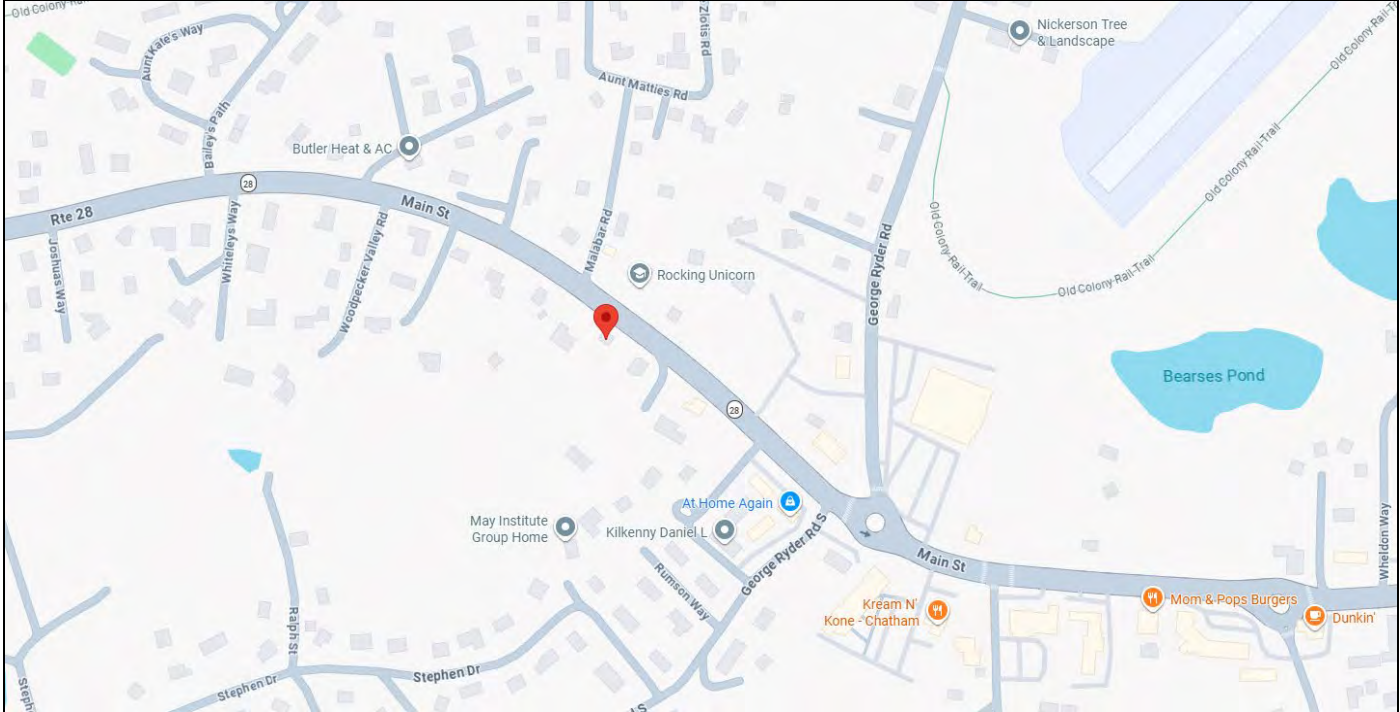
PHOTO GALLERY  
1761 MAIN ST., CHATHAM, MA

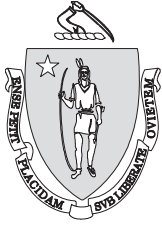




# MAP

## 1761 MAIN ST. (RT. 28), CHATHAM, MA





# The Commonwealth of Massachusetts

Executive Office of Health and Human Services

Department of Public Health

Bureau of Environmental Health

250 Washington Street, 7<sup>th</sup> Floor

Boston, MA 02108

(800) 532-9571 / (617)-624-5757

## CHILDHOOD LEAD POISONING PREVENTION PROGRAM (CLPPP) PROPERTY TRANSFER LEAD PAINT NOTIFICATION

Under Massachusetts and federal law, this notification package must be given to prospective purchasers of homes built before 1978. This package must be given in full to meet state and federal requirements. It may be copied, as long as the type size is not made smaller. Every seller and any real estate agent involved in the sale must give this package before the signing of a purchase and sale agreement, a lease with an option to purchase, or, under state law, a memorandum of agreement used in foreclosure sales. Sellers and agents must also tell the prospective purchaser any information they know about lead in the home. They must also give a copy of any lead inspection report, risk assessment report, Letter of Compliance or Letter of Interim Control. **This package is for compliance with both state and federal lead notification requirements.**

Real estate agents must also tell prospective purchasers that under the state Lead Law, a new owner of a home built before 1978 in which a child under six will live or continue to live must have it either delead or brought under interim control within 90 days of taking title. This package includes a check list to certify that the prospective purchaser has been fully notified by the real estate agent. This certification should be filled out and signed by the prospective purchaser before the signing of a purchase and sale agreement, a lease with an option to purchase or a memorandum of agreement used in a foreclosure sale. It should be kept in the real estate agent's files. After getting notice, the prospective purchaser has at least 10 days, or longer if agreed to by the seller and buyer, to have a lead inspection or risk assessment if he or she chooses to have one, except in cases of foreclosure sales. There is no requirement for a lead inspection or risk assessment before a sale. A list of private lead inspectors and risk assessors licensed by the Department of Public Health is attached and can also be found on the Childhood Lead Poisoning Prevention Program's website at [www.mass.gov/dph/clppp](http://www.mass.gov/dph/clppp).

Sellers and real estate agents who do not meet these requirements can face a civil penalty of up to \$1,000 under state law; a civil penalty of up to \$10,000 and possible criminal sanctions under federal law, as well as liability for resulting damages. In addition, a real estate agent who fails to meet these requirements may be liable under the Massachusetts Consumer Protection Act.

The property transfer notification program began in 1988 and has been very successful. It provides information you need to protect your child, or your tenants' child, from lead poisoning. Massachusetts has a tax credit of up to \$1,500 for each unit delead. There are also a number of grants and no-interest or low-interest loans available for deleading. It's up to you to do your part toward ending lead poisoning.

**PLEASE TAKE THE TIME TO READ THIS DOCUMENT. LEAD POISONING IS THE NATION'S LEADING ENVIRONMENTAL HAZARD AFFECTING CHILDREN. DON'T GAMBLE WITH YOUR CHILD'S FUTURE.**

CLPPP Form 94-2, 6/30/94, Rev. 2/03, Rev. 10/09

**NOTIFICATION PACKAGE WILL BE SUPPLIED  
TO THE AUCTION BUYER OF THIS PROPERTY**



**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](http://JJManning.com)  
[auctions@JJManning.com](mailto:auctions@JJManning.com)**

***Let JJManning Auction your Valuable Real Estate***

**Marketing | Experience | Integrity | Results**

**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.**

**Call or Visit [JJManning.com](http://JJManning.com) for a Free Consultation!**