

# JJ Manning

— AUCTIONEERS —

**PROPERTY INFORMATION PACKAGE #26-2239**

**Mortgagee's Foreclosure AUCTION**

**DEVELOPMENT OPPORTUNITY**

**1,024+/- SF GARAGE W/ 2 DOORS & LOFT ON .23+/- AC.**

**Views of Wareham River ~ Zoned: MR30**

**11 MAYFLOWER AVE., WAREHAM, MA**

**Tuesday, June 16 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

11 Mayflower Avenue, Wareham

By virtue and in execution of the Power of Sale contained in a certain mortgage given by BRIAN FRANCIS to DAVID A. GAMACHE and DARLENE GAMACHE, said mortgage being dated June 27, 2022 and recorded with the Plymouth County Registry of Deeds in Book 56959, Page 48, of which mortgage the undersigned, DAVID A. GAMACHE and DARLENE GAMACHE, are the present holders, 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 o'clock A.M. on June 16, 2026, on the premises below described being located at 11 Mayflower Avenue, Wareham, Massachusetts, 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, liens, restrictions, easements, improvements, covenants, or claims in the nature of liens, and existing encumbrances of record created prior to the aforesaid mortgages, if any there be: The land with the buildings thereon, located in Wareham, Plymouth County, Massachusetts known as Fearing Park described as follows: Being a certain parcel of land situated southerly from the road leading from Wareham to Great Neck, so-called on the southerly side of Mayflower Avenue and shown as lot numbered F80 on a plan of Fearing Park recorded in Plymouth Registry of Deeds Plan Book 1 Page 873. For title see deed recorded in Book 56959, Page 46.

Said premises will also be sold subject to all leases and tenancies having priority over said mortgages, to tenancies or occupation by persons on the premises now and at the time of said auction which tenancies or occupation are subject to said mortgage, to rights or claims in personal property installed by tenants or former tenants now located on the premises and also to all laws and ordinances including, but not limited to, all building and zoning laws and ordinances, if any.

Terms of Sale: A deposit of Ten Thousand Dollars (\$10,000.00) will be required to be paid by certified check by the purchaser at the time and place of sale as earnest money, the balance to bring the deposit up to ten percent of the bid will be due two business days from the date of the sale, with the full balance of the bid amount to be paid by certified check or wire transfer actually received on or before 2:00 P.M., thirty days from the date of the sale at the office of Jeffery Johnson, Esquire, time being of the essence of this sale. The successful bidder shall be required to sign a Memorandum of Terms of Sale in a form to be prepared by Jeffery Johnson containing the above terms and any others announced at the sale, said memorandum to be executed at the Auction sale. Other terms, if any, to be announced at the time and place of sale.

DAVID A. GAMACHE and DARLENE GAMACHE, Holders of Said Mortgage, By their attorney, Jeffery Johnson, Esq., 67 School Street, P.O. Box 960, Hyannis, MA 02601 (508) 790-5776, BBO#252510, May 15, 2026. For authority to foreclose this Mortgage, see the Judgment entered by the Massachusetts Land Court in case # 26 SM 000827.

# 11 MAYFLOWER AVE

**Location** 11 MAYFLOWER AVE

**Mblu** 45 / F80 /

**Acct#**

**Owner** FRANCIS BRIAN

**Assessment** \$151,900

**Appraisal** \$151,900

**PID** 5522

**Building Count** 1

## Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2026	\$25,100	\$126,800	\$151,900

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$25,100	\$126,800	\$151,900

## Owner of Record

**Owner** FRANCIS BRIAN  
**Co-Owner**  
**Address** PO BOX 1541  
ONSET, MA 02558

**Sale Price** \$260,000  
**Certificate**  
**Book & Page** 56959/46  
**Sale Date** 06/27/2022  
**Instrument** 1N

## Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
FRANCIS BRIAN	\$260,000		56959/46	1N	06/27/2022
GAMACHE DAVID A	\$50,000		19057/0004	UNKQ	11/10/2000
SPENCER SHIRLEY M	\$0		17334/0330	1F	04/08/1999
SPENCER SHIRLEY M TRUSTEE	\$1		5594/0205		01/01/1901

## Building Information

### Building 1 : Section 1

**Year Built:**  
**Living Area:** 0  
**Replacement Cost:** \$0

Building Percent Good:

Replacement Cost

Less Depreciation: \$0

**Building Attributes**

Field	Description
Style:	Outbuildings
Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	
# of Fireplaces	
Fireplace Type	
Finish Bsmt SF	
Fin Bsmt Qual	
Num Park	
Fireplaces	
Fndtn Cndtn	
Basement	

**Building Photo**



(https://images.vgsi.com/photos2/WarehamMAPPhotos/\A0062\IMG\_6489\_6:

**Building Layout**

Building Layout (ParcelSketch.aspx?pid=5522&bid=5522)

Building Sub-Areas (sq ft)	Legend
No Data for Building Sub-Areas	

**Extra Features**

Extra Features	Legend
No Data for Extra Features	

## Land

### Land Use

**Use Code** 106V  
**Description** AC LND IMP MDL-00  
**Zone** MR30  
**Neighborhood** 0060  
**Alt Land Appr Category** No

### Land Line Valuation

**Size (Acres)** 0.23  
**Frontage** 0  
**Depth** 0  
**Assessed Value** \$126,800  
**Appraised Value** \$126,800

## Outbuildings

Outbuildings						<u>Legend</u>
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
FGR4	GAR/LOFT LOW			1024.00 S.F	\$25,100	1

## Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2026	\$25,100	\$126,800	\$151,900
2025	\$25,100	\$126,800	\$151,900
2024	\$14,800	\$99,100	\$113,900

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$25,100	\$126,800	\$151,900
2025	\$25,100	\$126,800	\$151,900
2024	\$14,800	\$99,100	\$113,900

\*\*\* Electronic Recording \*\*\*

Doc#: 00053231

Bk: 56959 Pg: 46 Page: 1 of 2

Recorded: 06/27/2022 12:11 PM

ATTEST: John R. Buckley, Jr. Register

Plymouth County Registry of Deeds

\*\*\*\*\*  
MASSACHUSETTS EXCISE TAX

Plymouth District ROD #11 001

Date: 06/27/2022 12:11 PM

Ctrl# 157753 03434

Fee: \$1,185.60 Cons: \$260,000.00  
\*\*\*\*\*

## Quitclaim Deed

Property Address: 11 Mayflower Avenue, Wareham, MA 02571

I/We, David A. Gamache and Darlene Gamache, of 14 Mayflower Ave, Wareham, MA 02571,  
for consideration paid and in full consideration of Two Hundred Sixty Thousand and 00/100  
(\$260,000.00) Dollars

**GRANT TO** Brian Francis, of 87th Street, Onset, MA 02558

With ***QUITCLAIM COVENANTS***

The land with the buildings thereon, located in Wareham, Plymouth County, Massachusetts  
known as Fearing Park described as follows:

Being a certain parcel of land situated southerly from the road leading from Wareham to Great  
Neck, so-called on the southerly side of Mayflower Avenue and shown as lot numbered F80 on a  
plan of Fearing Park recorded in Plymouth Registry of Deeds Plan Book 1 Page 873.

The above described premises are conveyed subject to and with the benefit of all such other  
rights, rights of way, easements, appurtenances, reservations and restrictions of record if there be  
any now in force and applicable.

**For Grantor's Title, see deed dated 11/09/2000 and recorded in the Plymouth County  
Registry of Deeds at Book 19057, Page 4.**

Executed as a sealed instrument this 27th day of June, 2022.

*David A. Gamache*

David A. Gamache

*Darlene C. Gamache*

Darlene Gamache

Commonwealth of Massachusetts

Plymouth, ss.

On 27th day of June, 2022, before me, the undersigned notary public, personally appeared David A. Gamache and Darlene Gamache, the above-named and proved to me through satisfactory evidence of identification being DRIVER'S LICENSE, to be the person whose name is signed on this document, and acknowledged to me that he/she signed it voluntarily for its stated purpose and that the foregoing instrument is his/her free act and deed.

*[Signature]*  
Notary Public: STEVEN J. RIZZUTI  
My Commission Expires:

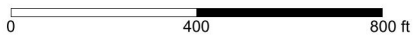
1-16-26

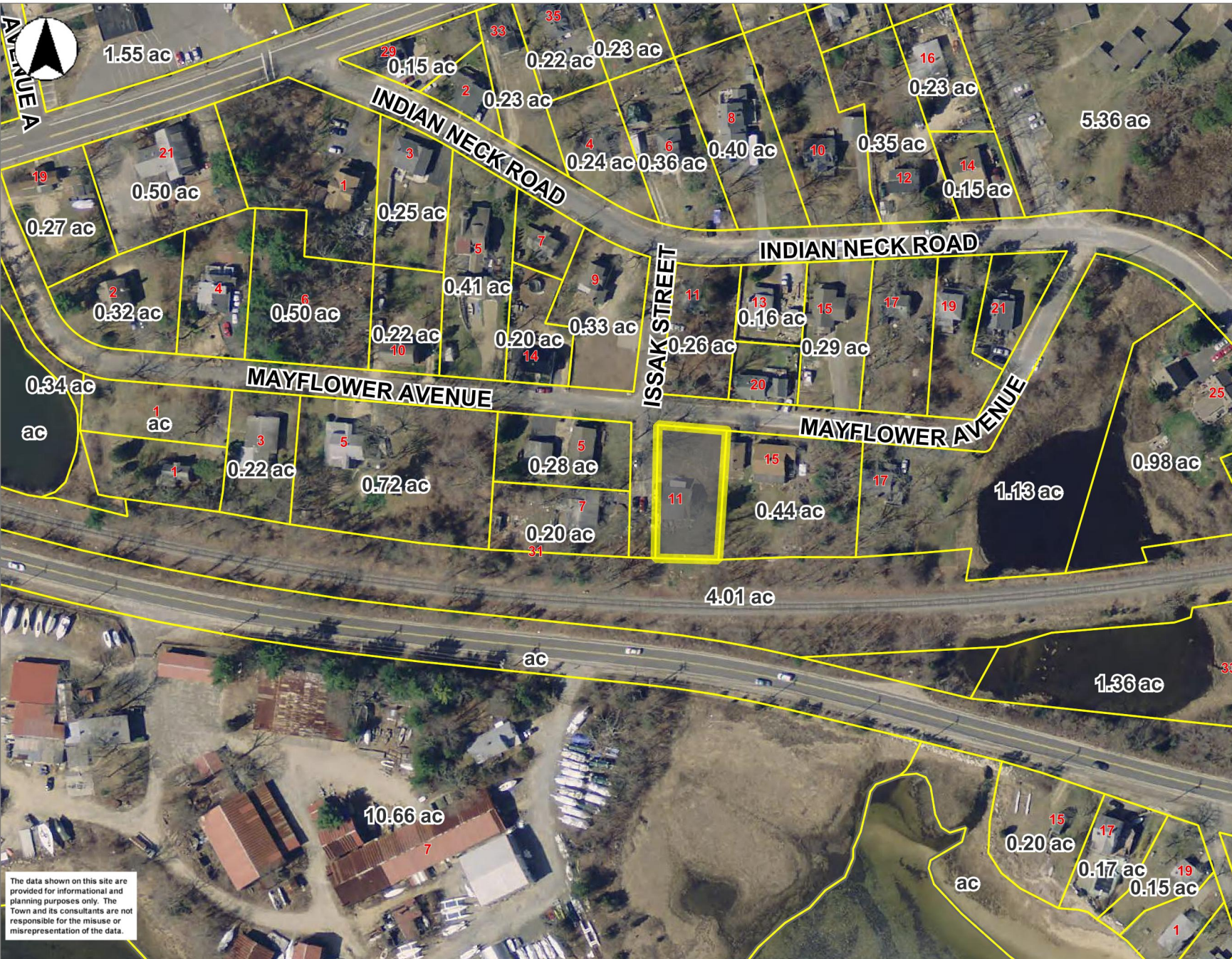




- MA Places
  - Fire Station
  - Police Station
  - Town Hall
  - Public Library
  - School
- Buildings
- Parcels
- Town Boundary
- MA Highways
  - Interstate
  - US Highway
  - Numbered Routes
- Streets
- Bathymetry
  - 0-5 ft
  - 5-10 ft
  - 10-15 ft
  - 15-20 ft
  - 20-30 ft
  - 30-40 ft
  - 40-50 ft
  - 50-60 ft
  - 60-70 ft
  - 70+ ft
- Abutting Town Labels
- Abutting Towns

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.





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- MA Places
  - Fire Station
  - Police Station
  - Town Hall
  - Public Library
  - School
  - Parcels with Orthos
- Town Boundary
- MA Highways
  - Interstate
  - US Highway
  - Numbered Routes
- Streets
- Abutting Town Labels
- Abutting Towns

0 200 400 ft

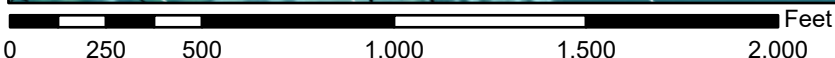
Printed on 05/05/2026 at 03:59 PM

MapsOnline by PeopleGIS

# National Flood Hazard Layer FIRMMette



70°42'43"W 41°45'36"N



1:6,000 70°42'6"W 41°45'9"N

Basemap Imagery Source: USGS National Map 2023

## Legend

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

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway

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 X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D

OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall

OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature

MAP PANELS		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.

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 **5/20/2026 at 12:50 AM** 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.



**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)**

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