



PROPERTY INFORMATION PACKAGE #26-2245

Mortgagee's Foreclosure AUCTION
NEWLY BUILT 3BR, 2.5BA HOME ON .81+/- AC.
418 HART ST., DIGHTON, MA
Thursday, September 17 at 10:00 am On-site

MA Auc. Lic. #111



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 given by 418 Hart St Dighton LLC to RFB Customers, LLC dated November 20, 2024 and recorded in the Bristol County Northern District Registry of Deeds at Book 29115, Page 109, of which mortgage RFB Customers, LLC 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 10:00 a.m. on September 17, 2026, on the mortgaged premises located at 418 Hart Street, Dighton, Bristol County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

That certain parcel of land with the improvements thereon, situated in the Town of Dighton, Bristol County, Massachusetts, described as follows:

However otherwise bounded and described being designated as Lot 1, containing 35,500 sq. ft. frontage 175.10 ft on plan of land entitled "APPROVAL NOT REQUIRED Hart & Elm Streets, Dighton, Massachusetts Prepared for R & R Realty" which plan is recorded with the Bristol County North District Registry of Deeds in Plan Book 467, Page 56.

Subject to restrictions and easements of record, to the extent in force and applicable.

For title, see deed recorded with the Bristol County N.D. Registry of Deeds in Book 28073, Page 139.

These premises will 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 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.

TERMS OF SALE

A deposit of Twenty Thousand (\$20,000.00) Dollars 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 at Vieira & DiGianfilippo Ltd., 480 Turnpike Street, South Easton, Massachusetts 02375, 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. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

RFB CUSTOMERS, LLC
Present holder of said mortgage

By its Attorneys,
VIEIRA & DIGIANFILIPPO LTD.
480 Turnpike Street
South Easton, MA 02375
(508) 238-2510

Property Information

Property Location:	418 HART ST
Class:	R-RESIDENTIAL
Use Code (LUC):	130-VACANT LAND - DEVELOPABLE
District:	MA076 - DIGHTON
Deeded Acres:	.8150
Square Feet:	35,501
Map-Lot	

Owner

Owner	Co-Owner	City	Address	State	Zip Code	Deed Book/Page
418 HART STREET DIGHTON LLC		MALDEN	4 STONE LN APT 5206	MA	02418	28073/139

Sales

Sale Date (D/M/Y)	Book/Page	Sale Price	Grantee:	Grantor:	Cert Doc #
30-08-2022	28073-139	\$100	418 HART STREET DIGHTON LLC	DELIMA, JUNIOR	
23-12-2021	27621-1	\$160,000	DELIMA, JUNIOR	CFRV, INC	
09-07-2021	27169-321	\$1	CFRV INC	OLIVEIRA, MICHAEL, TRUSTEE OF M & O TR	
20-09-2010	18977-319	\$120,000	CFRV, INC	RUSIN	
15-07-2008	17591-32	\$550,000	RUSIN, RONALD S JR TRUSTEE	CORDEIRO	

Owner History

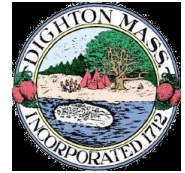
1 of 21

Tax Year	2026
Owner:	418 HART STREET DIGHTON LLC
Co-Owner:	
Sale Care Of	
State:	MA
City	MALDEN
Address:	4 STONE LN APT 5206
Zip Code:	02418
Deed Book/Page	28073/139

Land

Land Line #	Land Type	Land Code	Class	Square Feet	Acres	Suppressed	CH61B %	Infl %	Infl Reason	Infl 2 %	Infl 2 Reason	Base Rate	Chap Market Value	Assessed Value
1	S-SQUARE FOOT P-PRIMARY		130-VACANT LAND - DEVELOPABLE	35,500	.82	N						3	124,422	
Total:													0	124,422

Property Card: **418 HART ST**
Town of Dighton, MA

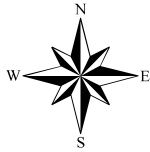


Parcel Information	
Parcel ID: 020.0-0095-0000.0 Owner: 418 HART STREET DIGHTON LLC Co-Owner: Mailing Address: 4 STONE LN APT 5206 MALDEN, MA 02418	Use Description: 130 Zone: R1 Land Area in Acres: 0.815
Sale History	Assessed Value
Book/Page: 28073/139 Sale Date: 20220830 Sale Price: 100	Land: 124400 Buildings: 0 Extra Bldg Features: 0 Total: 124400



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



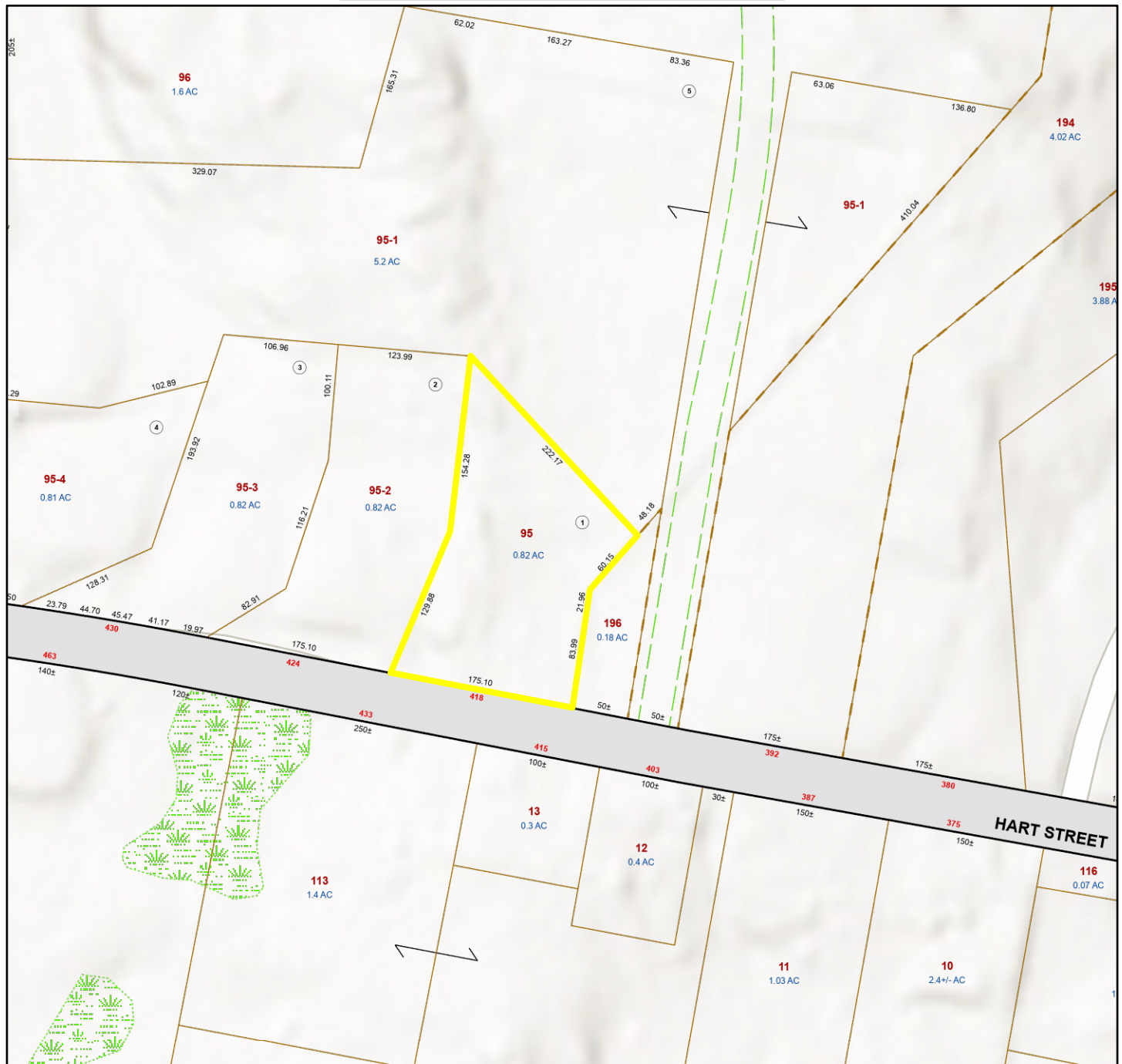
Town of Dighton, MA

1 inch = 141 Feet



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August 4, 2026



	Property Line		Trail
	Public Road		Common Ownership
	M0760thLeg		Right of Ways
			Wetlands

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



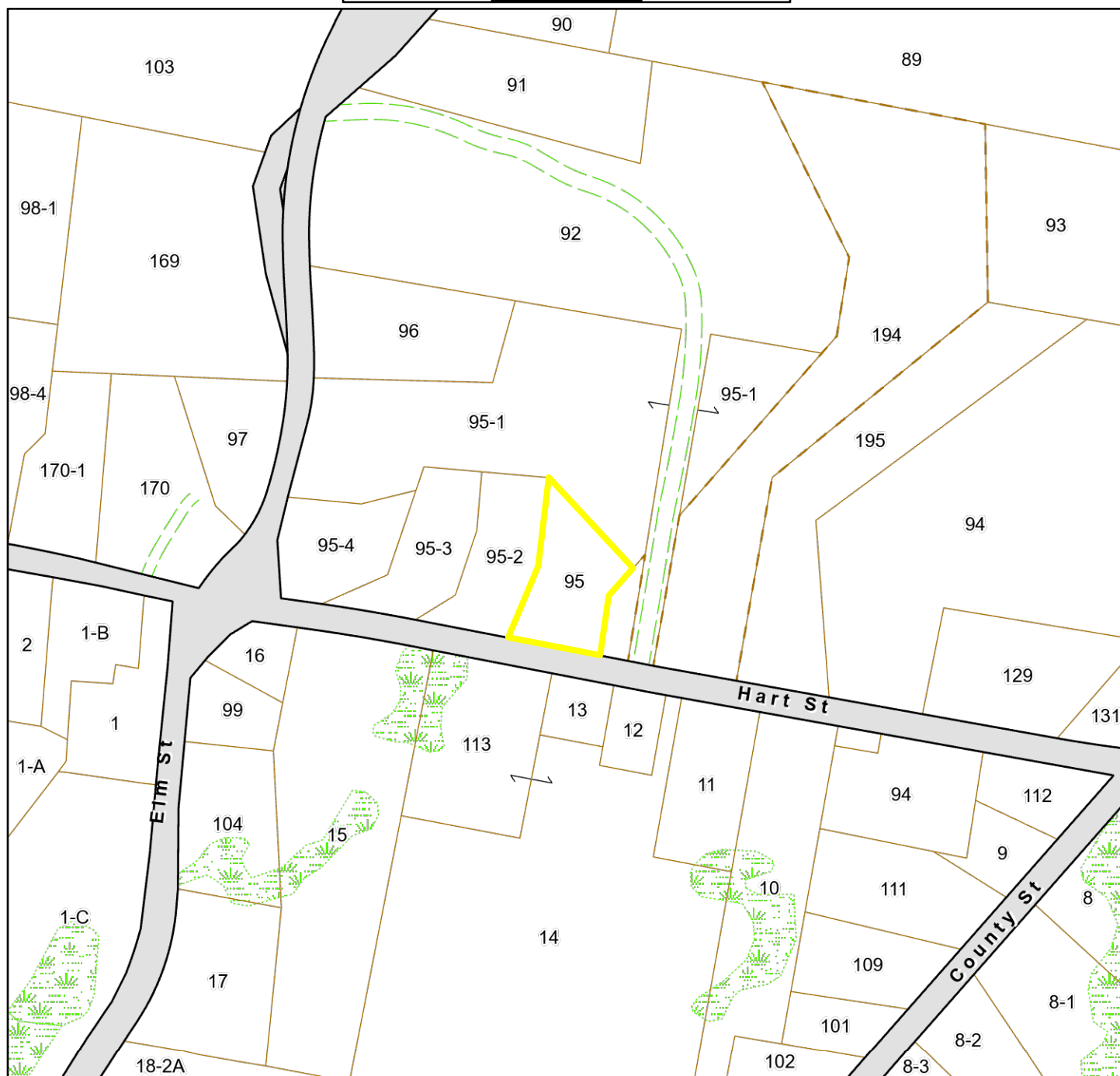
1 inch = 281 Feet



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August 4, 2026



	Property Line		Trail
	Public Road		Common Ownership
	M076OthLeg		Right of Ways
			Wetlands

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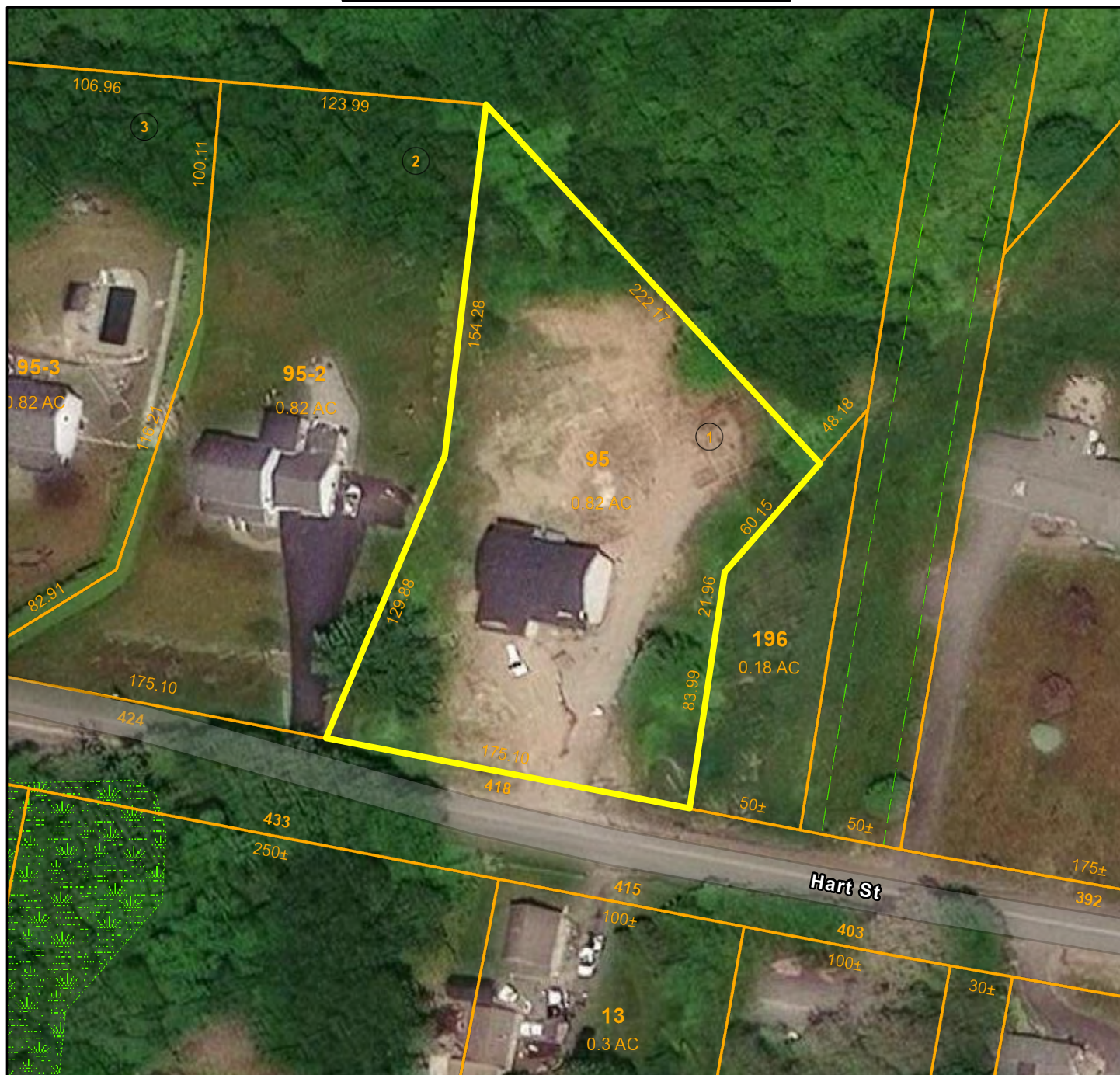
Town of Dighton, MA

1 inch = 71 Feet



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August 4, 2026



	Property Line
	Public Road
	M076OthLeg
	Trail
	Wetlands

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PHOTO GALLERY

418 HART ST., DIGHTON, MA



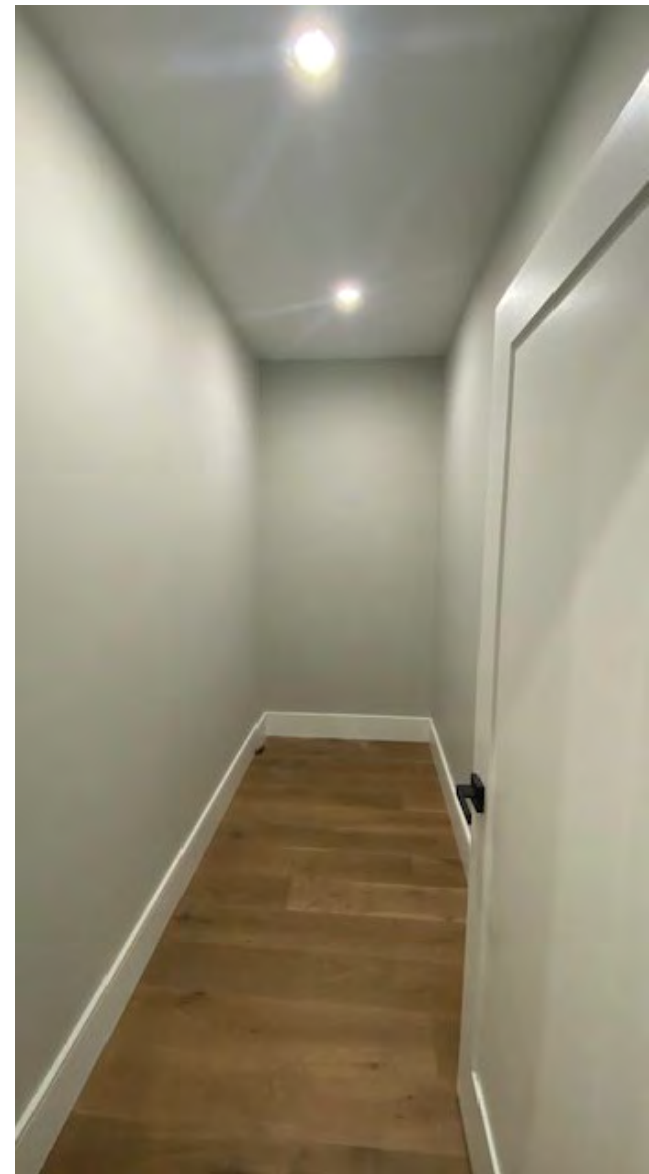


418 Hart St. Dighton, MA











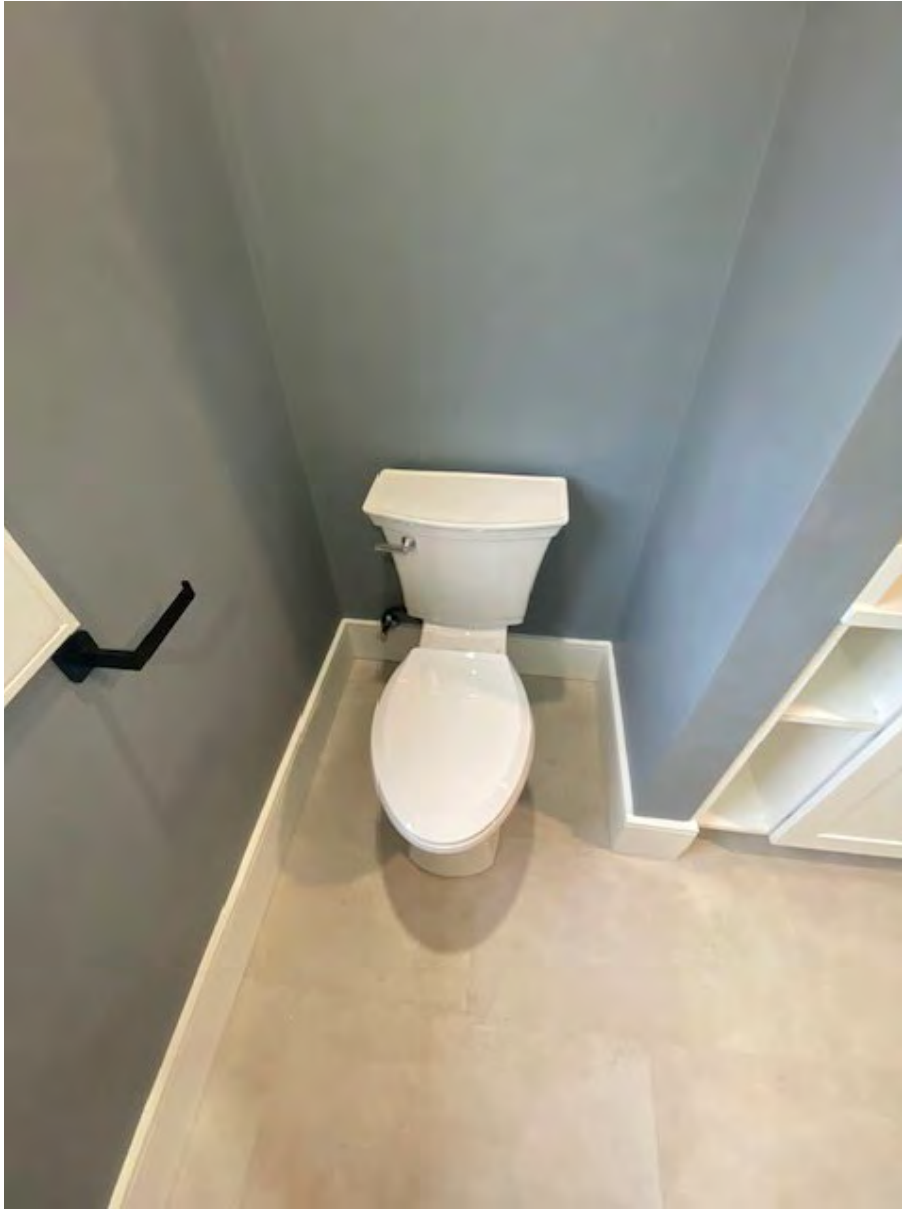


















**THANK YOU FOR REVIEWING THE ENTIRE
PROPERTY INFORMATION PACKAGE. WE
LOOK FORWARD TO SEEING YOU AT THE
AUCTION. IF YOU HAVE ANY QUESTIONS
PLEASE DON'T HESITATE TO CONTACT US.**



**Justin Manning, CAI, AARE
President**

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Fax: 508-362-1073

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auctions@JJManning.com**

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