

JJ Manning

— AUCTIONEERS —

PROPERTY INFORMATION PACKAGE #26-2249

Mortgagee's Foreclosure AUCTION

**5,268+/- SF, 3-STORY,
6-UNIT MULTI-FAMILY HOME .23+/- AC.**

201 FLETCHER ST., LOWELL, MA

Tuesday, October 20 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 that certain Commercial Real Estate Mortgage dated November 17, 2020 (the "Mortgage") given by Sun Rock Retreat LLC (the "Mortgagor") to The Lowell Five Cent Savings Bank (the "Mortgagee") and recorded with the Middlesex North Registry of Deeds (the "Registry") in Book 34928, Page 222 of 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 AM on the 20th day of October, 2026 at 201 Fletcher Street, Lowell, Massachusetts 01854, being more particularly in said mortgage, to wit:

A certain parcel of land with the buildings thereon situated in said Lowell on the Northerly side of Fletcher Street, containing 2,559.06 square feet and being lots numbered 4 and 5, as shown on plan recorded with Middlesex North District Registry of Deeds Plans 4C, Plan 108 and bounded:

NORTHWESTERLY:	by Lot Number 6 on said plan the line running through the center of passageway, 43.32 feet;
NORTHEASTERLY:	by Lots number 7 and 8 on said plan by two lines measuring 26.22 feet and 26.11 feet respectively, said lines running through the center of another passageway;
SOUTHEASTERLY:	by Lot Number 3 on said plan to the line running through the center of still another passageway, 71.47 feet;
SOUTHWESTERLY:	by said Fletcher Street, 44.08 feet.

For Mortgagor's title, see quitclaim deed from La Belle Maison LLC recorded with the Registry at Book 34928, Page 217.

Said premises shall also be sold subject to and/or with the benefit of any and all other restrictions, easements, improvements, covenants, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, attachments and existing encumbrances of record created prior to the Mortgage, if any there be, insofar as in force and applicable.

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

Terms of sale:

The highest bidder in the sale shall deposit a bank treasurer's check, or certified check in the amount of Twenty-Five Thousand Dollars (\$25,000.00) at the time and place of the sale as a non-refundable earnest money deposit towards the purchase price to be held at the option of the

Mortgagee as liquidated damages for any default by the successful bidder. The highest bidder shall then be required to remit by federal wire transfer an additional non-refundable deposit to bring in an amount sufficient to make the total deposit equal to ten percent (10%) of the purchase price within five (5) business days of the date of the public auction.

The balance of the purchase price shall be paid upon delivery of the deed within thirty (30) days of the date of the public auction. Each successful bidder shall be required to sign a Memorandum of Sale at the public auction containing the terms herein and any additional terms set forth in the Memorandum of Sale or announced at the public auction.

In the event that any successful bidder at the public auction fails to perform in the time specified to purchase the applicable premises, the Mortgagee reserves the right, at its sole election, to sell such premises by foreclosure deed to the other qualified bidders, in descending order beginning with the next highest bidder, provided that in each case the next highest bidder delivers to Mortgagee the amount of the required deposit within five (5) business days after written notice of the default of the previous highest bidder and promptly executes a Memorandum of Sale providing for performance within thirty (30) days of execution. Mortgagee also reserves the right, at its sole election, to assume the bid of any defaulting or declining bidder. The Mortgagee reserves the right to postpone this sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Other terms to be announced at sale.

For inquiries concerning the auction, please contact Justin Manning at justin@jjmanning.com.

The Lowell Five Cent Savings Bank,
present holder of the Mortgage,

By its attorney,
Lauren A. Solar, Esq.
Hackett Feinberg P.C.
155 Federal Street, 9th Floor
Boston, MA 02110

CURRENT OWNER				TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT														
SUN ROCK RETREAT LLC 853 MAIN ST SUITE 204 TEWKSBURY MA 01876				1	Level	1	All Public	1	Paved			Description RESIDENTL RES LAND		Code 1110 1110	Appraised 701,400 108,300		Assessed 701,400 108,300		226 LOWELL, MA							
				SUPPLEMENTAL DATA																						
				Alt Prcl ID 0139 2340 0201 0000				Tract 3111																		
				FLAG				Block 205																		
				GIS Id 2340-201				Units 6																		
				Ward				Broom 18																		
				Precinct				Historic Di																		
				Zone B1001																						
				GIS ID F_704793_3059399				Assoc Pid#																		
												Total		809,700		809,700										
RECORD OF OWNERSHIP				BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC		PREVIOUS ASSESSMENTS (HISTORY)										
SUN ROCK RETREAT LLC LA BELLE MAISON LLC ESPINOSA MABEL ESPINOSA MABEL ESPINOSA MABEL				34928	0217	11-18-2020	U	I			790,000	1	2026	1110	Assessed 701,400 108,300	2025	1110	Assessed V 595,800 89,300	2024	1110	Assessed 573,600 83,500					
				27842	0222	11-22-2013	U	I			240,000	1L														
				27842	0217	11-22-2013	U	I			1	1L														
				27842	0216	11-22-2013	U	I			1	1														
				11726	0136	06-04-2001	Q	I			169,900	00														
												Total		809,700		Total		685,100		Total		657,100				
EXEMPTIONS						OTHER ASSESSMENTS						This signature acknowledges a visit by a Data Collector or Assessor														
Year	Code	Description			Amount	Code	Description			Number	Amount															Comm Int
Total					0.00																					
ASSESSING NEIGHBORHOOD												APPRaised VALUE SUMMARY Appraised Bldg. Value (Card) 701,400 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 108,300 Special Land Value 0 Total Appraised Parcel Value 809,700 Valuation Method C Total Appraised Parcel Value 809,700														
Nbhd		Nbhd Name			B		Tracing			Batch																
4001																										
NOTES												ADD CHG 6/5/01R 201-205 FLETCHER ST PER FY08 I+E=3-2BR/3-3BR														
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					
20070631		06-06-2007		RE	Remodel		2,600	06-25-2007		99	06-25-2007		REPAIR EXISTING REAR ST		05-15-2024		LS	O	P	CY	Desktop Review					
2004/419		04-28-2004		RE	Remodel		13,000	09-22-2004		99	06-09-2005		FY-06 ALTERATIONS TO 6 FA		03-05-2014		JC	C	O	18	SV / Relist Complete					
															08-29-2013		KG	C	O	00	Measur+Listed/Complete					
															06-29-2007		VI			65	Full Field Rev - VI					
															06-25-2007		RR	2		31	Permit - Ride by/Exterior					
															11-30-1999		CM			01	Measur+1Visit - Left Card					
LAND LINE VALUATION SECTION																										
B	Use Code	Description		Zone	LA	Land Type	Land Units		Unit Price	Size Adj	Site Index	Cond.	Nbhd.	Nbhd. Adj	Notes		Location Adjustmen			Adj Unit P	Land Value					
1	1110	Apt 4 to 8 Units		UMF			2,561	SF	49.76	1.00000	5	1.00	4001	0.850						1.0000	42.3	108,300				
Total Card Land Units						0.06	SF	Parcel Total Land Area						0.06	Total Land Value						108,300					

Property Location 201 FLETCHER ST
Vision ID 34444 Account # S05390

Map ID 139/ 2340/ 201/ /
Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 1110
Print Date 11/26/2025 3:04:02 P

CONSTRUCTION DETAIL						CONSTRUCTION DETAIL (CONTINUED)					
Element	Cd	Description	Element	Cd	Description						
Style:	00	4 to 8 Family									
Model	01	Residential									
Grade:	03	Average									
Stories:	3										
Occupancy	6		CONDO DATA								
Exterior Wall 1	25	Vinyl Siding	Parcel Id		C						
Exterior Wall 2					Owne 0.0						
Roof Structure:	01	Flat			B						
Roof Cover	12	Rubber			S						
Interior Wall 1	05	Drywall/Sheet	Adjust Type	Code	Description						
Interior Wall 2			Condo Flr		Factor%						
Interior Flr 1	05	Vinyl/Asphalt	Condo Unit								
Interior Flr 2			COST / MARKET VALUATION								
Heat Fuel	03	Gas	Building Value New		1,169,009						
Heat Type:	05	Hot Water	Year Built		1900						
AC Type:	01	None	Effective Year Built		1985						
Total Bedrooms	09	9+ Bedrooms	Depreciation Code		A						
Total Bthrms:	6		Remodel Rating								
Total Half Baths	0		Year Remodeled								
Total Xtra Fixtrs			Depreciation %		40						
Total Rooms:	27		Functional Obsol		0						
Bath Style:	02	Average	External Obsol		0						
Kitchen Style:	02	Average	Trend Factor		1						
			Condition								
			Condition %								
			Percent Good		60						
			RCNLD		701,400						
			Dep % Ovr								
			Dep Ovr Comment								
			Misc Imp Ovr								
			Misc Imp Ovr Comment								
			Cost to Cure Ovr								
			Cost to Cure Ovr Comment								
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	
BUILDING SUB-AREA SUMMARY SECTION											
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value					
BAS	First Floor	1,735	1,735	1,735	205.41	356,386					
FOP	Porch, Open	0	147	29	40.52	5,957					
FUS	Upper Story, Finished	3,470	3,470	3,470	205.41	712,773					
UBM	Basement, Unfinished	0	1,735	347	41.08	71,277					
WDK	Deck, Wood	0	27	3	22.82	616					
Ttl Gross Liv / Lease Area		5,205	7,114	5,584		1,147,009					

AERIAL PHOTOGRAPH



SUBJECT PHOTOGRAPHS



Typical Exterior



Typical Exterior



Typical Exterior



Typical Exterior



Typical Exterior



Facing South on Fletcher Street



Facing Northwest on Fletcher Street



Facing Southwest from Subject

SUMMARY OF SALIENT FACTS

PROPERTY DATA		
Property Name	Multifamily Property	
Address	201 Fletcher Street Lowell, Massachusetts 01854-4111	
Location	The property is located along Fletcher Street in Lowell, Massachusetts.	
Property Description	Apartments	
Parcel Number	139/ 2340/ 201/ /	
Legal Description	34928/217	
Site Area	2,561 square feet	(0.06 acres)
Zoning	UMF	
Flood Status	Zone X (Unshaded) is a Non-Special Flood Hazard Area (NSFHA) of minimal flood hazard, usually depicted on Flood Insurance Rate Maps (FIRM) as above the 500-year flood level. This is an area in a low to moderate risk flood zone that is not in any immediate danger from flooding caused by overflowing rivers or hard rains. In communities that participate in the National Flood Insurance Program (NFIP), flood insurance is available to all property owners and renters in this zone.	
Year Built	1900	
Number of Buildings	1	
Gross Building Area	5,268 square feet	
Net Rentable Area	5,268 square feet	
Total Number of Units	6	
Occupancy	Unknown	
Overall Condition	Average	(Assumed)
Overall Quality	Average	(Assumed)
Overall Design/Functionality	Average	(Assumed)



PROPERTY HISTORY

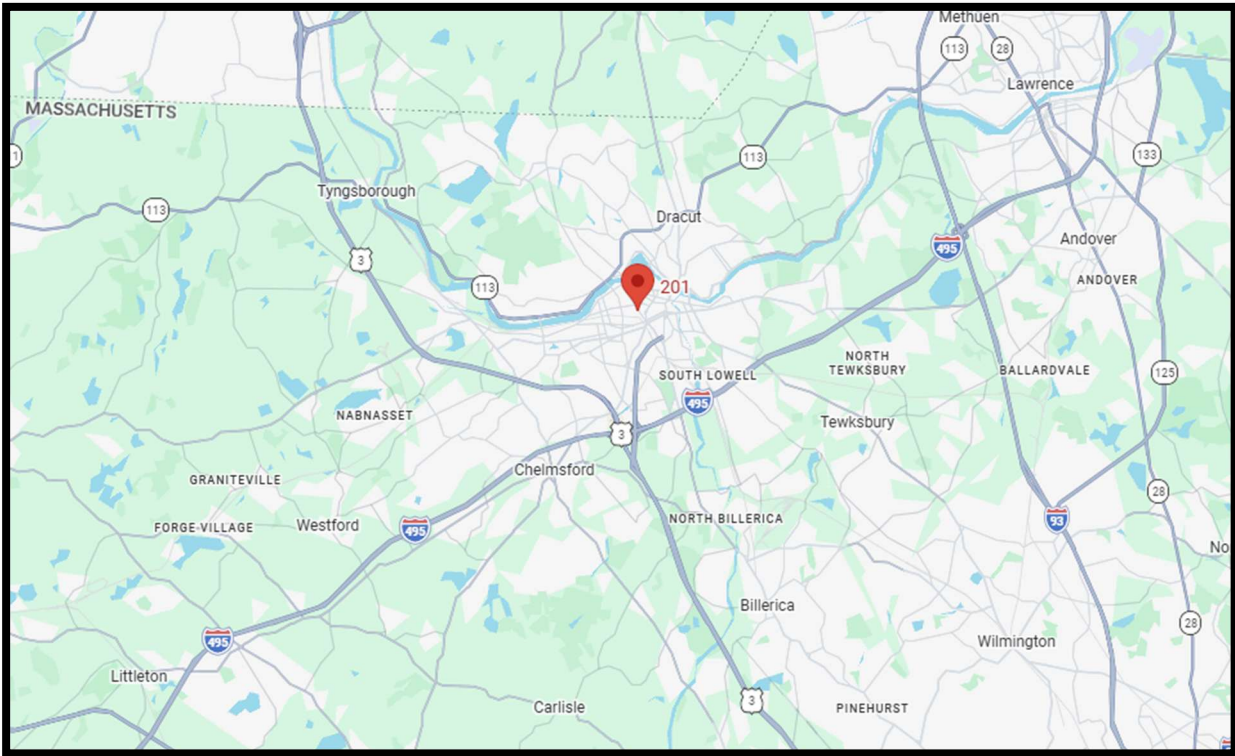
Title to the property is currently recorded in the following entity:

PROPERTY HISTORY	
Current Ownership	
Sale Date	Novemeber 18, 2020
Deed Book/Page	34928/217
Sale Price	\$790,000
Grantor	La Belle Maison LLC
Grantee	Sun Rock Retreat, LLC
Comments	The subject property was last sold to Sun Rock Retreat, LLC from La Belle Maison LLC for \$790,000 on November 18, 2020. This appears to have been an all-cash arm's length transaction.

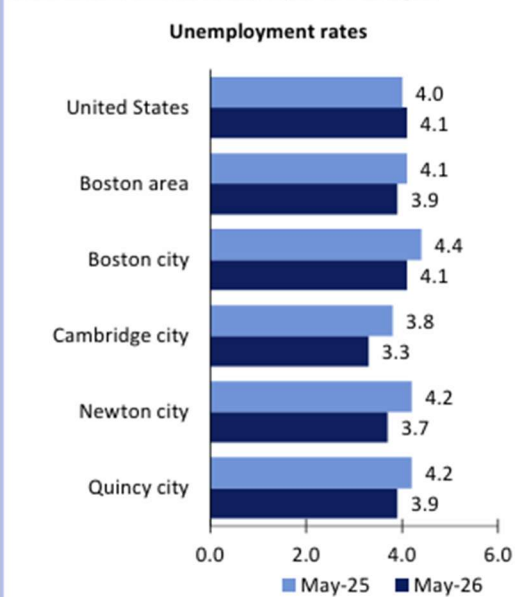
The subject property was last sold to Sun Rock Retreat, LLC from La Belle Maison LLC for \$790,000 on November 18, 2020. To the best of our knowledge, there have been no transfers or sales of the property in the previous three years, and the property is not currently listed for sale.

REGIONAL ANALYSIS

REGIONAL MAP



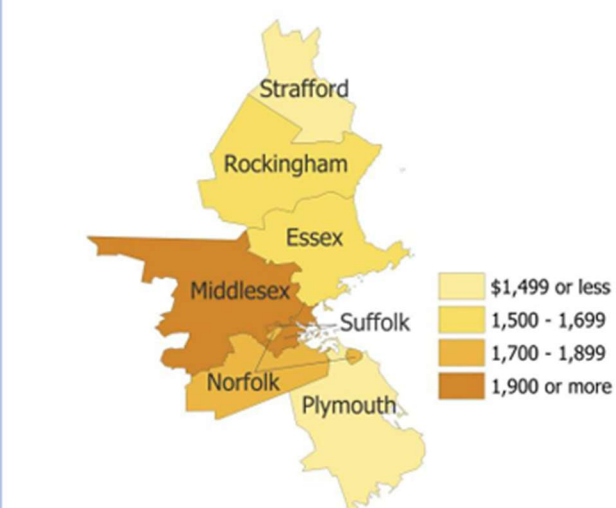
Establishment-level employment changes



Source: U.S. BLS, Local Area Unemployment Statistics.

Average weekly wages for all industries by county

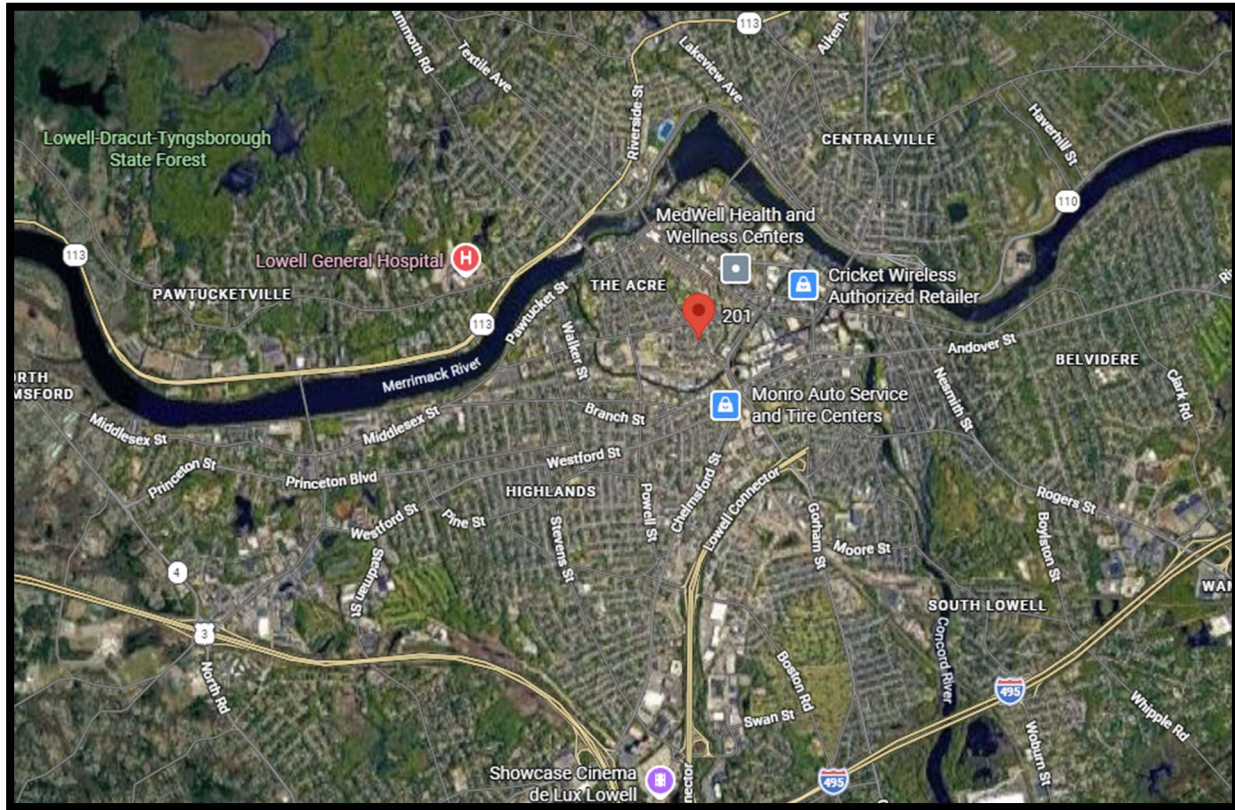
Boston area, fourth quarter 2025
(U.S. = \$1,569; Area = \$2,134)



Source: U.S. BLS, Quarterly Census of Employment and Wages.

MARKET AREA ANALYSIS

MARKET AREA MAP



LOCATION

Lowell is a city located in Middlesex County in northeastern Massachusetts, situated near the Merrimack and Concord Rivers, with a land area of approximately 14.5 square miles and a population of over 120,000 residents, placing it at number five among the largest municipalities in the Commonwealth. Lowell is situated approximately 30 miles northwest of Boston, offering access to the regional highway network via Route 3 and Interstate 495. The city serves as the economic center of the Greater Lowell region and is part of the broader Merrimack Valley region situated between metropolitan Boston and southern New Hampshire. The subject property is located within the Acre neighborhood, one of Lowell's oldest residential districts. Two hospital campuses serve the nearby area, both located within the city.

BOUNDARIES

The market area boundaries are detailed as follow:

North: Dracut

South: Chelmsford/Billerica

East: Tewksbury

West: Tyngsborough

SURROUNDING LAND USE

Land uses within the subject's immediate market vicinity consist of a combination of single-family and multifamily residential, as well as institutional development. The subject property is situated on Fletcher Street, a local residential street within the Acre neighborhood, in a district characterized by a dense, small-lot, multi-family residential development pattern with minimal on-site parking that predates modern zoning and off-street parking requirements. The predominantly wood-framed housing displays the area's consistency with construction materials around the time the subject property was improved. Institutional land use in the form of the University of Massachusetts Lowell's campuses is located in the area.

ACCESS

Lowell is situated along Route 3, which provides the primary north-south connection between southern New Hampshire and the Boston metropolitan area. Lowell also grants the opportunity to access I-495 within the city, in turn providing regional connectivity to Interstate 95 and the broader New England interstate. Locally, the subject benefits from access via Fletcher Street and nearby Dublin Street, both of which connect to the broader local roadway network serving the surrounding area.

Public transportation is provided by the Lowell Regional Transit Authority, which has local bus routes throughout the city. Commuter rail service is available via the MBTA Lowell Line, with service operating between Lowell Station and Boston's North Station.

Regional and national air service is available at Logan International Airport in Boston, located about 32 miles to the southeast. Manchester-Boston Regional Airport, located approximately 32 miles to the north in Manchester, New Hampshire, provides an additional option for solely domestic travel.

SITE DESCRIPTION

GENERAL SITE DESCRIPTION OVERVIEW								
Location	The property is located along Fletcher Street in Lowell, Massachusetts.							
Parcel Number	139/ 2340/ 201/ /							
Legal Description	34928/217							
Site Area								
Primary Site	2,561 square feet	(0.06 acres)						
Total	2,561 square feet	(0.06 acres)						
Configuration	Irregular							
Topography	Generally level							
Drainage	Appears adequate							
Utilities/Municipal Services	Municipal sewer, water available. Gas and electricity from regional providers.							
Floodplain	<table><tr><th><u>Zone</u></th><th><u>Map</u></th><th><u>Date</u></th></tr><tr><td>Zone X (Unshaded)</td><td>25017C0139G</td><td>July 8, 2025</td></tr></table> Zone X (Unshaded) is a Non-Special Flood Hazard Area (NSFHA) of minimal flood hazard, usually depicted on Flood Insurance Rate Maps (FIRM) as above the 500-year flood level. This is an area in a low to moderate risk flood zone that is not in any immediate danger from flooding caused by overflowing rivers or hard rains. In communities that participate in the National Flood Insurance Program (NFIP), flood insurance is available to all property owners and renters in this zone.		<u>Zone</u>	<u>Map</u>	<u>Date</u>	Zone X (Unshaded)	25017C0139G	July 8, 2025
<u>Zone</u>	<u>Map</u>	<u>Date</u>						
Zone X (Unshaded)	25017C0139G	July 8, 2025						
Frontage	44.08 FT on Fletcher Street							
Access	Average							
Visibility	Average							
Surrounding Land Uses	Predominately residential uses							

The property consists of a 0.06-acre site that accommodates multifamily apartments totaling 5,268 square feet of building area.

ACCESS

Ingress and egress to the site is available via Fletcher Street.

CONCLUSION

The subject site is located close to major roadways that provide average access to major employment centers, schools, and local and regional shopping centers, with forecast population growth over the next five years. As a result, demand is expected to remain positive for the foreseeable future based on currently available information.

Basemap Imagery Source: USGS National Map 2023

Zoning

The following chart summarized the subject's underlying zoning requirements:

ZONING	
General	
Property Jurisdiction	Lowell, Massachusetts
Zoning Classification	UMF
Zoning Intent/Purpose	Urban Neighborhood Residential Districts are designed to preserve, promote, and enhance the character of Lowell's neighborhoods and redevelopment areas where urban-scale development patterns are typical or appropriate. The USF district emphasizes single-family homes on smaller lots, while the UMF district also allows two-family and multi-family developments.
Compliance Conclusion	The subject appears to represent a legally non-conforming use as it does not meet the required parking and lot size requirements; however, we assume the subject property has been grandfathered in.
ZONING REQUIREMENTS	
Category	Required
Current Use:	Permitted Uses: Single-Family, Multifamily, Senior Housing, Childcare, Library, Museum. Prohibited Uses: Trailers, Dormitories, Hotels/Motels, Mobile Homes, Service Business, Takeout Restaurants & Restaurants Under 5,000 Square Feet, Automotive Sales & Repairs, Office, Industrial, . The Subject Property Type Is Allowed By Right.
Maximum FAR	N/A
Minimum Lot Size	3,400 SF
Minimum LA/DU	1,000 SF
Minimum Frontage	55 FT (may be reduced under SP)
Minimum Front Setbacks	Consistent with existing setbacks on the block
Maximum Front Setbacks	Consistent with existing setbacks on the block
Projections Setbacks	Consistent with existing setbacks on the block
Porches Setbacks	Consistent with existing setbacks on the block
Garages Setbacks	Consistent with existing setbacks on the block
Minimum Side Yard	3 SUM 17
Minimum Rear Yard	15 FT
Minimum UOS/DU	N/A
Maximum Stories/Height	6/65 FT
Minimum Lot Width	Lots shall have a width of not less than eighty percent (80%) of the required frontage at all points of the lot.
Parking	.75 spaces per bedroom or 2 spaces per du, whichever is greater plus 2 spaces
Parking Required	12 spaces

ZONING MAP



IMPROVEMENTS DESCRIPTION

GENERAL IMPROVEMENT DESCRIPTION OVERVIEW	
Address	201 Fletcher Street Lowell, Massachusetts 01854-4111
Property Description	Apartments
Year Built	1900
Number of Buildings	1
Number of Stories	3
Total Number of Units	6
Building Construction Class	Class D
Gross Building Area	5,268 square feet
Net Rentable Area	5,268 square feet
Ingress/Egress	Ingress and egress is available via Fletcher Street.
Utility Metering	Unknown
Parking Ratio	0 spaces per dwelling unit.

UNIT SUMMARY			
Type	No.	Size (SF)	NRA (SF)
2BR-1BA	3	878	2,634
3BR-1BA	3	878	2,634
Total/Avg	6	878	5,268

CONSTRUCTION DETAIL	
General Layout	The layout of the property is considered typical for multi-family use
Foundation	Stone
Construction	Wood frame
Floor Structure	Wood frame
Exterior Walls	Vinyl siding
Roof Cover	Flat rubber membrane
Windows	Double-pane, vinyl

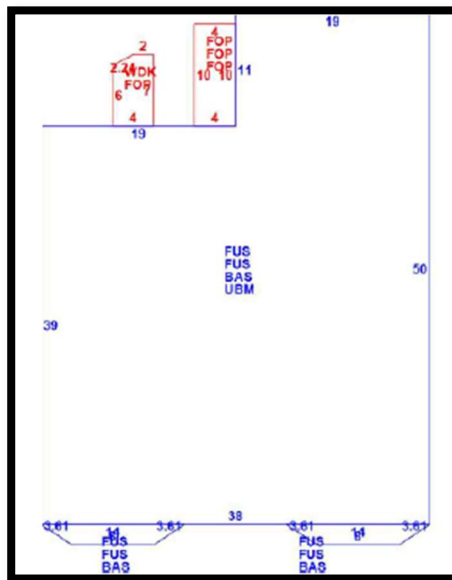
SITE IMPROVEMENTS	
Parking Type	Street
Total Parking Spaces:	0
Landscaping	Typical for the property type and area

SUMMARY

Building Condition (Assumed)	Average; The subject property was well presented and appears to have been well maintained by the current ownership.
Building Quality (Assumed)	Average; The subject presented in average overall condition.
Design and Functionality (Assumed)	Average

This property is a three-level multifamily apartment constructed in 1900. The improvements consist of a 5,268 SF wood-frame structure with vinyl siding, three front doors leading to six total apartment units containing 3 two-bedroom/one-bathroom units and 3 three-bedroom/one-bathroom units. The property is assumed to be in average overall condition. We note that we have not inspected the interior of the subject property and all interior information was assumed based on information provided by the bank and public records.

ASSESSOR SKETCH



QUITCLAIM DEED

La Belle Maison LLC, a Massachusetts limited liability company having an address at 39 Dodge Street, Suite 294, Beverly, Essex County, Massachusetts 01915 ("Grantor"), for consideration paid of SEVEN HUNDRED NINETY THOUSAND and 00/100 (\$790,000.00) Dollars,

grants to

Sun Rock Retreat, LLC, a Massachusetts Limited Liability Company, having an address of 853 Main Street, suite 204, Tewksbury, MA ("Grantee"),

with QUITCLAIM COVENANTS

A certain parcel of land with the buildings thereon situated in said Lowell on the Northerly side of Fletcher Street, containing 2,559.06 square feet and being lots numbered 4 and 5, as shown on plan recorded with Middlesex North District Registry of Deeds Book of Plans 4C, Plan 108 and bounded:

NORTHWESTERLY: by Lot Number 6 on said plan the line running through the center of passageway, 43.32 feet;

NORTHEASTERLY: by Lots number 7 and 8 on said plan by two lines measuring 26.22 feet and 26.11 feet respectively, said lines running through the center of another passageway;

SOUTHEASTERLY: by Lot Number 3 on said plan to the line running through the center of still another passageway, 71.47 feet;

SOUTHWESTERLY: by said Fletcher Street, 44.08 feet.

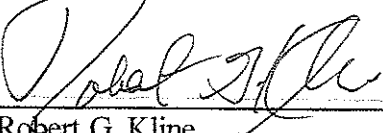
Being the same premises conveyed to La Belle Maison LLC, by deed of TD Bank, N.A., dated November 13, 2013 and recorded with Middlesex North District Registry of Deeds in Book 27842, Page 222.

This conveyance does not constitute a conveyance of all, or substantially all, of the assets of the Grantor within the Commonwealth of Massachusetts.

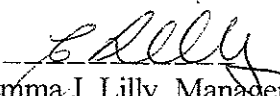
SIGNATURES ON THE FOLLOWING PAGE

WITNESS our hands and seals this 27 day of October 2020.

WITNESS:


Robert G. Kline

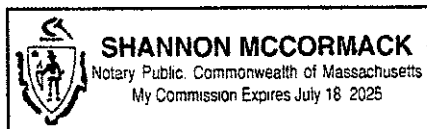
LA BELLE MAISON, LLC

By:  Manager
Emma J. Lilly, Manager

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss.

On this day of October 27, 2020, before me, the undersigned Notary Public, personally appeared Emma J. Lilly, Manager, as aforesaid, proved to me through satisfactory evidence of identification, being ☒ driver's license or other state or federal governmental document bearing a photographic image, ☐ oath or affirmation of a credible witness known to me who knows the above signatory, or ☐ my own personal knowledge of the identity of the signatory, to be the person whose name is signed above, and acknowledged the foregoing to be signed by her voluntarily for its stated purpose on behalf of La Belle Maison, LLC.




Notary Public
My Commission Expires 07/18/2025

LEAD PAINT PROPERTY TRANSFER NOTIFICATION
TO BE SIGNED BY PROSPECTIVE PURCHASER
PRIOR TO SIGNING A FORECLOSURE AUCTION SALE AGREEMENT
AND MEMORANDUM OF TERMS AND CONDITIONS OF SALE FOR
RESIDENTIAL PROPERTY CONSTRUCTED PRIOR TO 1978

_____ The Massachusetts Department of Public Health's Notification was provided to the prospective purchaser. The prospective purchaser has read the Notification or has had it read to him/her.

_____ The Auctioneer and/or the mortgagee and/or the attorney representing mortgagee has represented to the prospective purchaser that he/she has provided the prospective purchaser with verbal information on the possible presence of dangerous levels of lead paint, plaster, soil or other materials and the provisions of the Lead Law and Regulations.

_____ The prospective purchaser was verbally informed that because the property is being transferred by means of a foreclosure auction sale, the prospective purchaser may not be able to obtain a lead inspection either prior to executing the Foreclosure Auction Sale Agreement and Memorandum of Terms and Conditions of Sale or prior to paying the balance of proceeds due on the "Closing Date" referred to in the Memorandum of Terms and Conditions of Sale. The prospective purchaser was also verbally informed that prospective purchaser's obligations under the Foreclosure Auction Sale Agreement and Memorandum of Terms and Conditions of Sale are not contingent upon either the availability or results of a lead inspection.

I, _____ have been so informed and notified.

Date: _____

Purchaser

Address: _____

Date: _____

Attorney

Auctioneer



**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
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