



PROPERTY INFORMATION PACKAGE #26-2259

Mortgagee's Foreclosure AUCTION

7.9+/- ACRES OF LAND

0 TOWER LN., CHILMARK (MARTHA'S VINEYARD), MA

Friday, October 23 at 12:00 pm 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

0 Tower Lane, Chilmark, MA 02535

By virtue and in execution of the Power of Sale contained in a certain mortgage given by TOWER LANE COLLABERATIVE LLC to LAURENCE S. CLANCY and KATHLEEN M. TILTON said mortgage being dated January 14, 2026 and recorded with the Dukes County Registry of Deeds on January 14, 2026 at Book 1727, Page 996, of which mortgage the undersigned, LAURENCE S. CLANCY and KATHLEEN M. TILTON are the holders, for breach of the conditions of said mortgage and for the purpose of foreclosing the same, will be sold at Public Auction at 12:00 O'clock noon on October 23, 2026, on the premises known as 0 Tower Lane, Chilmark, MA 02535, all and singular the premises described in said mortgage to wit:

The land with the buildings and improvements thereon situated at 0 Tower Lane, Chilmark, Dukes County, Massachusetts, and being more particularly described as follows: "Conservation Lot B" on a plan entitled "A Plan of Land in Chilmark, Mass. prepared for Araldo A. Cossutta Scale: 1" = 100' September 7, 1988" by Smith & Dowling, which plan is recorded with the Registry as Chilmark Case File No. 237, together with all rights and easements appurtenant thereto (the "Premises" or "said premises"). For mortgagor's title see Book 1646, Page 814.

The premises shall be sold subject to and together with all rights, easements, restrictions, and reservations of record insofar as the same are in force and applicable. 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, association dues, liens, restrictions, easements, improvements, covenants, or claims in the nature of liens, and existing encumbrances of record created superior to the aforesaid mortgage. The premises are to be sold subject to all laws and ordinances including, but not limited to, all building and zoning laws and ordinances, if any.

Terms of Sale: Twenty Thousand Dollars (\$20,000.00) will be required to be paid by certified check by the purchaser at the time and place of sale as earnest money, a further deposit to bring the deposit to ten percent of the amount bid will be due one week from the auction date and the final balance is to be paid by certified check or wire transfer actually received on or before November 23, 2026 by 10:00 A.M., 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 the Mortgage Holder 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.

LAURENCE S. CLANCY and KATHLEEN M. TILTON, Holders of Said Mortgage By their Attorney, Jeffery Johnson, Esquire, 67 School Street, Hyannis, MA 02601



Property Card: 0 TOWER LN

Town of Chilmark, MA

General Information

STRUCTURE PHOTO	PROPERTY INFORMATION
NO PHOTO AVAILABLE	Parcel ID: 013-017-00 Owner: TOWER LN COLLABORATIVE LLC Address1: 301 SOUTH GATE RD Address 2: City/St/Zip: VINEYARD HAVEN MA, 02568 Map: 13 Block: 0 Lot: 17 Current Use: UNDEV LAND Acreage: 8
	ASSESSMENT INFORMATION
	Land: \$ 119200 Buildings: \$ 0 Assessed Value: \$ 119200 Taxable Value: \$ 119200

Legal Information

Grantor	Deed Book/Page	Sale Date	Sale Price
COSSUTTA ARALDO A ESTATE OF	1646/815	1/18/2023 12:00:00 AM	2300000
N/A	423/899	12/31/1984 12:00:00 AM	0

Building Details

Model	Model	SQ Ft	Year Built	Total Rooms	Bedrooms	Baths	1/2 Baths

SEQ #: 664

L E G A L	Assessed Owner Of Record										Parcel ID				Location						Class		Mix%		Description				BLD #		Bldg ID		Card				
	TOWER LN COLLABORATIVE LLC										13-17-0				0 TOWER LN						1320		100		UNDEV LAND								1 of 1				
	CURRENT OWNER										TRANSFER HISTORY				DOS		T	SALE PRICE		BK-PG (Cert)		PMT NO		PMT DT		TY	DESC		AMOUNT		INSP		BY	1st	%		
L A N D	TOWER LN COLLABORATIVE LLC 301 SOUTH GATE RD VINEYARD HAVEN, MA 02568										TOWER LN COLLABORATIVE LL COSSUTTA ARALDO A ESTATE				01/18/2023 12/31/1984		V 99	2,300,000		1646-815 423-899																	
	CD		T	ACRES/SF		Nbhd		Infl1		Infl2		ADJ BASE		SAF	Infl3		Lpi		Chpt	CREDIT AMT		ADJ VALUE															
	100 300		S A	130,680 4.900		1 1.00 1 1.00		CR 0.10 CR 0.10		100 1.00 100 1.00		65,660 8,000		0.46 0.71	100 1.00 100 1.00		1 1.00 1 1.00					91,380 27,800															
D E T A C H E D	TOTAL		7.900 Acres			CR in Perpetuity INFL1=CONSERVATION RESTRICTION							Photo Date		BLDG #																						
	Nbhd Infl1 Infl2		1 CONSERV RESTR 100																																		
	TY	QUAL	COND	DIM/NOTE		YB	UNITS		ADJ PRICE		RCNLD																										
B U I L D I N G									BLDG STYLE QUALITY FRAME	ADJ	DESC		LAND BUILD. DETACH OTHER TOTAL	119,200 0 0 0 119,200		113,500 0 0 0 113,500																					
	Bldg ID		MODEL		YR BLT		EFF YR		DLCU		OVCU		MEASURE		BY	LIST		BY	REVIEW		BY	w/WallHt		NET AREA		SIZE ADJ		ADJ PRICE/SF		RCN		% GD		RCNLD			
	CAPACITY			UNITS		ADJ		ELEMENT			CD		DESCRIPTION			ADJ		S	BAT	T	DESCRIPTION			UNITS		YB	ADJ PRICE		RCN		TOTAL RCN						
																															CONDITION ELEM		CD				



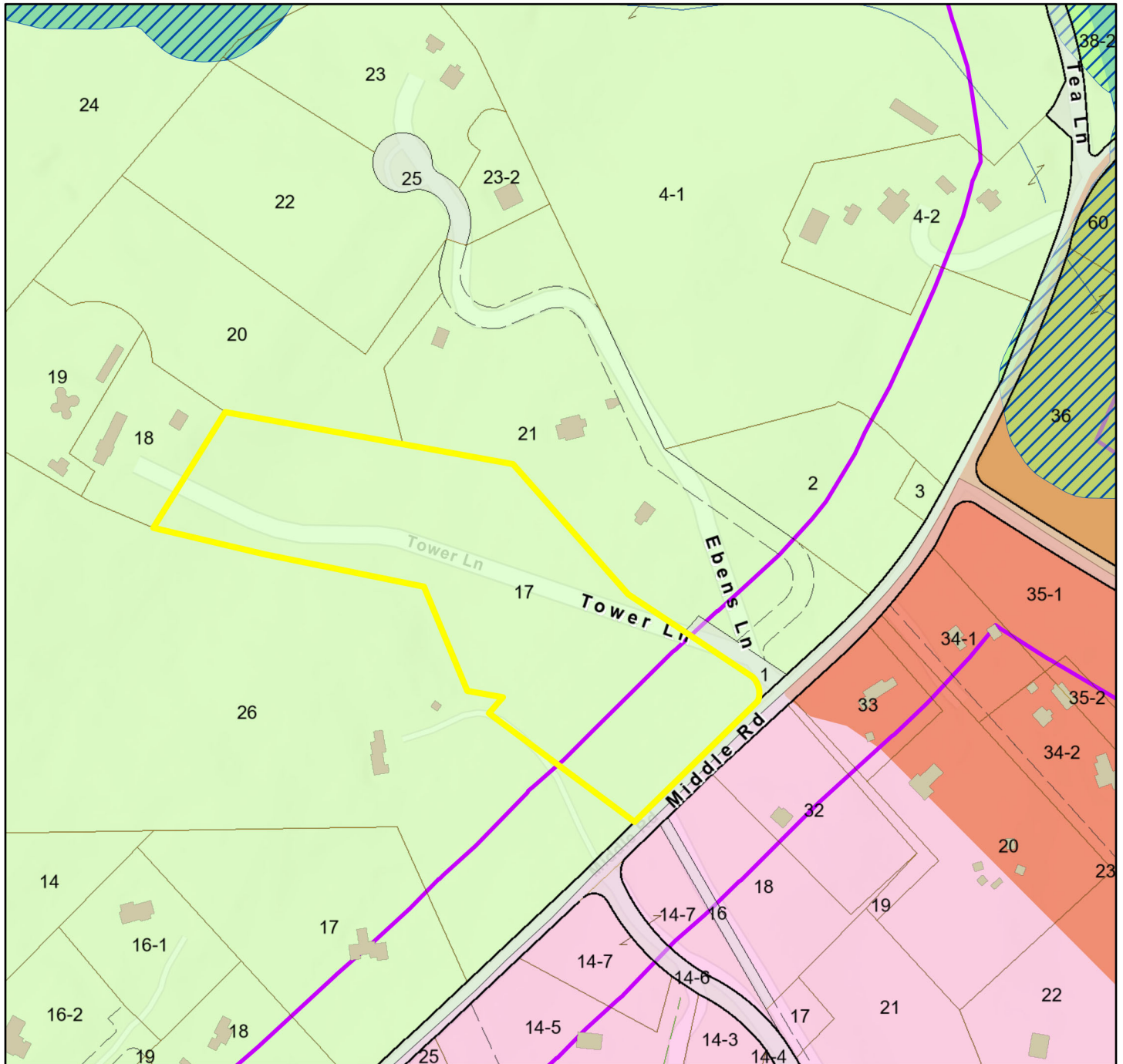
Town of Chilmark, MA

1 inch = 283 Feet



www.cai-tech.com

September 28, 2026



Private Road	Trail	Island Roads District - Major Roads Zone
Property Line	WaterLines	Meetinghouse Rd and Tiasquam River District
Public Road	Buildings	Streams and Wetlands Draining into Coastal Great Pond
Private Road ROW	Right of Ways	Ag/Residential I
Right of Way	Coastal District	Ag/Residential III
Property Hook	Coastal DCPC - Inland Zone	

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.



**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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auctions@JJManning.com**

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