JJ Manning
AUCTIONEERS

PROPERTY INFORMATION PACKAGE #26-2264

Mortgagee's Foreclosure AUCTION

2,790+/- SF, 5-BEDROOM, 3.5-BATH BRICK COLONIAL HOME ON .25+/- AC.

35 JEFFERSON RD. BROOKLINE (CHESTNUT HILL), MA

Tuesday, December 1 at 10am On-site

MA Auc. Lic. #111



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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 Royal Temple LLC to RF Boston, LLC dated September 5, 2025 and recorded in the Norfolk County Registry of Deeds at Book 42633, Page 329, assigned to Unitas Funding LLC by Assignment of Mortgage, Security Agreement and Assignment of Leases and Rents dated September 22, 2025 and recorded in the Norfolk County Registry of Deeds in Book 42666, Page 103, of which mortgage Unitas Funding 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 December 1, 2026, on the mortgaged premises located at 35 Jefferson Road, Brookline, Norfolk County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

That certain parcel of land with the buildings and other improvements thereon, situated in Brookline, being now numbered 35 Jefferson Road and being shown as Lot 14 on a plan entitled "Revised Plan of Block 3 Hillfields Brookline, Mass.," dated May 9, 1928, by George H. Wetherbee, Jr., Civil Engineer, recorded with Norfolk Deeds, Record Book 1799, Page 194, being bounded and described as follows:

EASTERLY by said Jefferson Road, ninety-five (95) feet;

NORTHERLY by Lot 12 on said plan, one hundred thirty-five and 98/100 (135.98) feet;

SOUTHWESTERLY by Lot 2 on said plan, twenty-three and 93/100 (23.93) feet;

WESTERLY by said Lot 2, forty-six (46) feet;

SOUTHERLY by Lot 1 on said plan, one hundred twenty-six and 14/100 (126.14) feet.

Containing 10,893 square feet of land.

Said premises are also shown as a portion of Lots 13 and 14 on a plan entitled "Hillfields Plan of Land in Brookline, Mass. Belonging to Hillfields Company," dated January 10, 1927, by George H. Wetherbee, Jr., Civil Engineer, recorded with said Deeds, Record Book 1735, Page 240.

For title, see deed recorded with the Norfolk County Registry of Deeds in Book 42633, Page 324.

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.

UNITAS FUNDING LLC
Present holder of said mortgage

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

Unofficial Property Record Card - Brookline, MA

General Property Data

Parcel ID	436-07-00	**Account Number**	14449010
Prior Parcel ID			
Property Owner	ROYAL TEMPLE LLC	**Property Location**	35 JEFFERSON RD BROOKLINE
		Property Use	ONE FAMILY H
Mailing Address	458 WASHINGTON ST	**Most Recent Sale Date**	9/8/2025
		Legal Reference	42633 - 324
City	BRIGHTON	**Grantor**	SCHILDKRAUT TR ELIZABETH B
Mailing State	MA **Zip** 02135	**Sale Price**	2,245,000
ParcelZoning	S10	**Land Area**	10,893.000 SF

Current Property Assessment

Card 1 Value	Building Value	Xtra Features Value	Land Value	Total Value
	1,154,400	0	1,338,600	2,493,000

Building Description

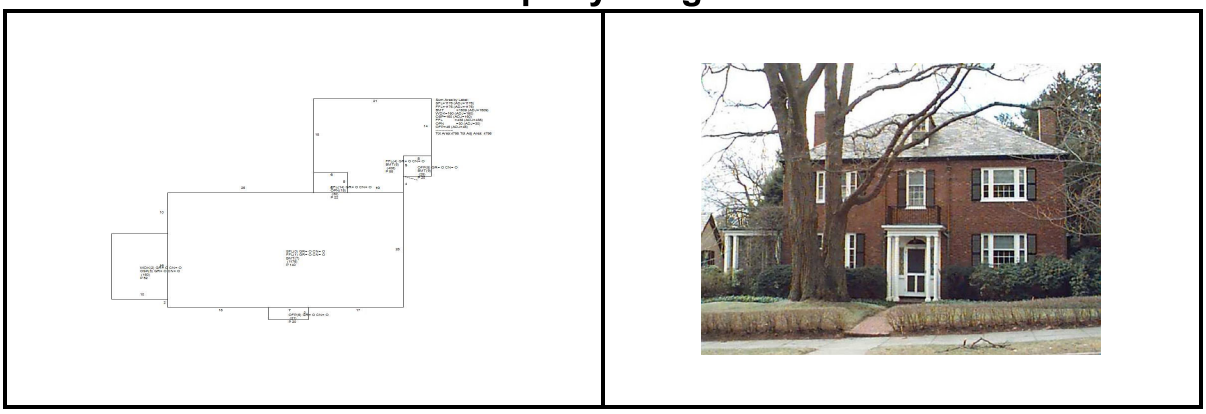
Building Style	COLONIAL	**Foundation Type**	CONC-BLOCK	**Flooring Type**	N/A
# of Living Units	1	**Frame Type**	WOOD	**Basement Floor**	N/A
Year Built	1920	**Roof Structure**	HIP	**Heating Type**	HOT WATER
Building Grade	V	**Roof Cover**	SLATE-CLAY	**Heating Fuel**	GAS
Building Condition	Average	**Siding**	BRICK	**Air Conditioning**	0%
Finished Area (SF)	2790	**Interior Walls**	N/A	**# of Bsmt Garages**	2
Number Rooms	10	**# of Bedrooms**	5	**# of Full Baths**	3
# of 3/4 Baths	0	**# of 1/2 Baths**	1	**# of Other Fixtures**	1

Legal Description

Narrative Description of Property

This property contains 10,893.000 SF of land mainly classified as ONE FAMILY H with a(n) COLONIAL style building, built about 1920 , having BRICK exterior and SLATE-CLAY roof cover, with 0 commercial unit(s) and 1 residential unit(s), 10 room(s), 5 bedroom(s), 3 bath(s), 1 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.

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

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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.



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