

AUCTION



26-Unit Residential Development Partially Constructed Halifax, MA

Live on-site Friday, September 24th at 11:00 AM

265 Monponsett Street, Route 58, Halifax, MA is a 25.84-acre site located within two-tenths of a mile of routes 106 and 58. The parcel is known as 64-10 and was a previously approved and partially constructed residential development. The approvals were for 26 units in 5 buildings with an on-site septic system. Utilities have been brought to the site, the road has been constructed, partially paved, and the foundations set for a four-unit building. Additionally, an 11,500-gallon septic tank has been installed. The property is located just 35 miles south of Boston.

Terms: Fifty thousand-dollar (\$50,000.00) deposit in cash, certified check, bank check, or other instrument deemed acceptable to mortgagee or agent of the mortgagee at time and place of sale. Balance due at closing within thirty (30) days of sale. Subject to all terms of mortgagee's notice of sale.

DISCLAIMER: No warranty or representation, express or implied, is made by our client, their legal counsel, Paul McInnis LLC or any person providing this information to these parties concerning the completeness or accuracy of the information. Each person who accepts these materials assumes full responsibility for investigating, evaluating, and making all other appropriate inquiries regarding this property. By accepting this information, each person releases our client, their legal counsel and Paul McInnis LLC from any responsibility or liability arising from this information concerning the property.



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DISCLAIMER: No warranty or representation, express or implied, is made by our client, their legal counsel, Paul McInnis LLC or any person providing this information to any party concerning the completeness or accuracy of the information. The information has been obtained from sources deemed reliable. While we do not doubt the accuracy, we have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. It is the potential offeror's responsibility to independently verify the accuracy and completeness of the information. Each person who accepts these materials assumes full responsibility for investigating, evaluating, and making all other appropriate inquiries regarding this property. By accepting this information, each person releases our client, their legal counsel and Paul McInnis LLC from any responsibility or liability arising from this information concerning the property.



NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage originally given by Halifax Trails Co., Inc. to Paul F. Keating and Allison J. Keating, dated August 1, 2015 and recorded in the Plymouth County Registry of Deeds at Book 46048, Page 313, and assumed by Ricochet Enterprises, LLC under an Assumption Agreement dated February 5, 2018 and recorded in the Plymouth County Registry of Deeds at Book 49507, Page 198, 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 A.M. on the 24th day of September, 2021 at the mortgaged premises in the town of Halifax, Plymouth County, Massachusetts, all and singular the premises described in said mortgage,

To wit:

Three certain parcels of land with the buildings and other improvements now or hereafter thereon collectively known as 227 Monponsett Street and 265 Monponsett Street in Halifax, Plymouth County, Massachusetts, and being more particularly bounded and described as follows:

PARCEL ONE:

A certain parcel of land in Halifax, County of Plymouth, Commonwealth of Massachusetts, situated on the east side of Monponsett Street, containing six (6) acres more or less, bounded as follows:

Beginning at the northwest corner of the granted premises, at a corner of land of J.B. Doane; thence running South 80° 30' East 762 feet by land of said Doane to land of the Estate of Albert C. Burrage; thence turning South 4° 30' East 288 feet by land of said Burrage to land of Howard L. Waterman and Rachel I. Waterman; thence by land of said Watermans, North 87° 30' West 974 feet to Monponsett Street; thence northerly by the easterly line of said Street 384 feet to the point of beginning.

Said premises are conveyed subject to flowage right mentioned in deed from Frank F. Tyler et ux to Chester W. Waterman and Amy L. Waterman dated March 20, 1923 and recorded with the Plymouth County Registry of Deeds in Book 1434 at Page 60.

For title see Book 1629 at Page 324.

PARCEL TWO:

A certain parcel of land situated in said Halifax, containing six (6) acres, one hundred seven (107) square rods, more or less, adjoining other land of Howard L. Waterman and Rachel I. Waterman, and bounded and described as follows:

Beginning on the easterly side on Monponsett Street, at a stone; thence by the right of way formerly of Fred W. Snow, South 68° East, fifty-four (54) rods, fourteen (14) links; thence North 42° East to other land of said Watermans, North 88° West, forty-eight (48) rods, three (3) links to a corner at line of said Monponsett Street; thence by said Street, South 5° 30' West, eleven (11) rods to the point of beginning.

For title see Book 2074, Page 219.

Also see Estate of Rachel I. Waterman, Plymouth County Probate and Family Court, Docket Nos. PL02P1063-EP1 and P102P1063-AX1, and June 20, 2013 Fiduciary Deed recorded.

PARCEL THREE:

The land being shown as PARCEL B on a plan entitled "Plan of Land 227 Monponsett Street in Halifax (Plymouth County) Massachusetts. Scale 1" = 60', dated July 30, 2014; Prepared for: Ryan Nelligan 227 Monponsett St., Halifax, MA 02338 JDE Jacobs Driscoll Engineering, 50 Oliver Street, Suite W3, North Easton, Massachusetts 02356, Phone 508-928-4400," filed with the Plymouth County Registry of Deeds as Plan No.441 of 2015 in Plan Book 59, Page 1145 to which plan reference may be made for a more particular description of said premises. Containing 13.543+/- acres, according to said plan.

For title see Book 46107, Page 247.

Permitted Encumbrances: (1) Real estate taxes and assessments with respect to the Property which are not yet due and payable. (2) The encumbrances set forth and noted in the instruments recorded in the Plymouth County Registry of Deeds at Book 1629, Page 324, Book 2074, Page 219, Book 46107, Page 247, and Book 49507, Page 195.

Premises to 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 fifty-thousand dollars (\$50,000.00) 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 the Finneran & Nicholson, PC, 30 Green Street, Newburyport. MA 01950 within thirty (30) days from the date of the sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

For inquiries prior to the auction, please contact:

Paul McInnis, CAI, AARE | President

Paul McInnis, LLC

One Juniper Road | North Hampton NH 03862

Phone 603-964-1301 | Fax 603-964-1302

paul@paulmcinnis.com | www.paulmcinnis.com

Other terms to be announced at the sale.

Neither the auctioneers nor the attorneys for the holders of said mortgage make any representations or warranties about the status of the premises nor any development projects or permits thereon.

Paul F. Keating and Allison J. Keating

Present holder of said mortgage

By its Attorney, Finneran & Nicholson, PC

30 Green Street

Newburyport, MA 01950

Key: 2569

Town of HALIFAX - Fiscal Year 2021

9/22/2020 9:52 pm SEQ #: 2.235

LEGALS

CURRENT OWNER							PARCEL ID				LOCATION			
RICOCHET ENTERPRISES LLC 61 DEERFIELD LANE PEMBROKE, MA 02359							64-10-0				265 MONPONSETT STREET			
TRANSFER HISTORY							DOS	T	SALE PRICE	BK-PG (Cert)				
RICOCHET ENTERPRISES LLC							02/15/2018	QS	1,690,000	49507-195				
HALIFAX TRAILS CO., INC.							06/27/2013	H	429,000	43269-334				
WATERMAN HOWARD L							06/07/1932	QS		01629-0324				

CLASS	CLASS%	DESCRIPTION			BN ID	BN	CARD	
1300	100	DEVELOPABLE LAND					1 of 1	
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
		7	Other		03/15/2017		100	100
		13	Growth (Amt)	13,700	01/01/2016	KT	100	100
		13	Growth (Amt)	125,600	11/09/2015	KT	100	100
15-336	10/19/2015	1	New Constr	48,000			50	50
13-10	01/23/2013	5	Demolitions	6,700			100	100

LAND

CD	T	AC/SF/UN	Nbhd	infl1	infl2	ADJ BASE	SAF	infl3	Lpi	VC	CREDIT AMT	ADJ VALUE
100	S	40,000	GR 1.00	A 1.00	A 1.00	150,955	1.00	A 1.00	MR1	0.95		138,620
400	A	18,365	GR 1.00	A 1.00	A 1.00	75,525	1.00	A 1.00	MR1	0.95		1,387,020
300	A	3,565	GR 1.00	A 1.00	A 1.00	3,500	1.00	A 1.00	TWP	1.00		12,480
350	A	3,000	GR 1.00	A 1.00	A 1.00	500	1.00	A 1.00	TWP	1.00		1,500

TOTAL	25.848 Acres	ZONING	RG	FRNT	320	ASSESSED	CURRENT	PREVIOUS
Nbhd	GREEN	NOTE purchased 74/3 Bk46107 Pg 247 9/30/15 see docs	LAND	1,539,600	1,539,600			
infl1	AVG		BUILDING	0	0			
infl2	AVG		DETACHED	0	0			
			OTHER	0	0			
			TOTAL	1,539,600	1,539,600			

DETACHED

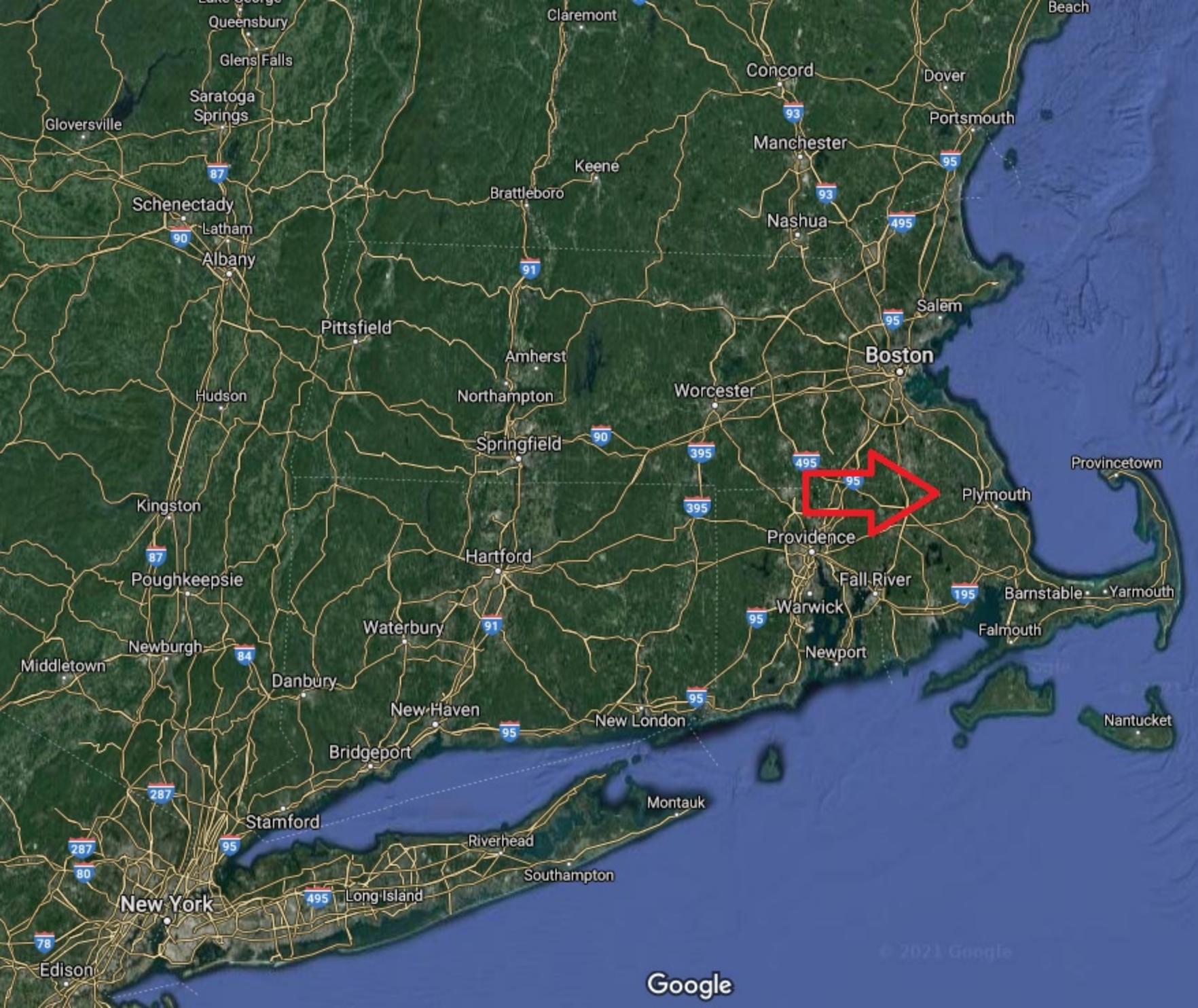
TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO

BUILDING

BUILDING	CD	ADJ	DESC	MEASURE
MODEL				LIST
STYLE				REVIEW
QUALITY				
FRAME				

YEAR BLT	NET AREA	\$NLA(RCN)	SIZE ADJ	DETAIL ADJ	OVERALL	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN

TOTAL RCN	
CONDITION ELEM	CD
EFF.YR/AGE	
COND	
FUNC	
ECON	
DEPR	% GD
RCNLD	





Walmart Supercenter

Stop & Shop

Happy Dragon Chinese

Dunkin'

Country Club of Halifax

58

58

Grille 58

58

Cape Cod Cafe Pizza

Red Boundary Lines are Approximate

36

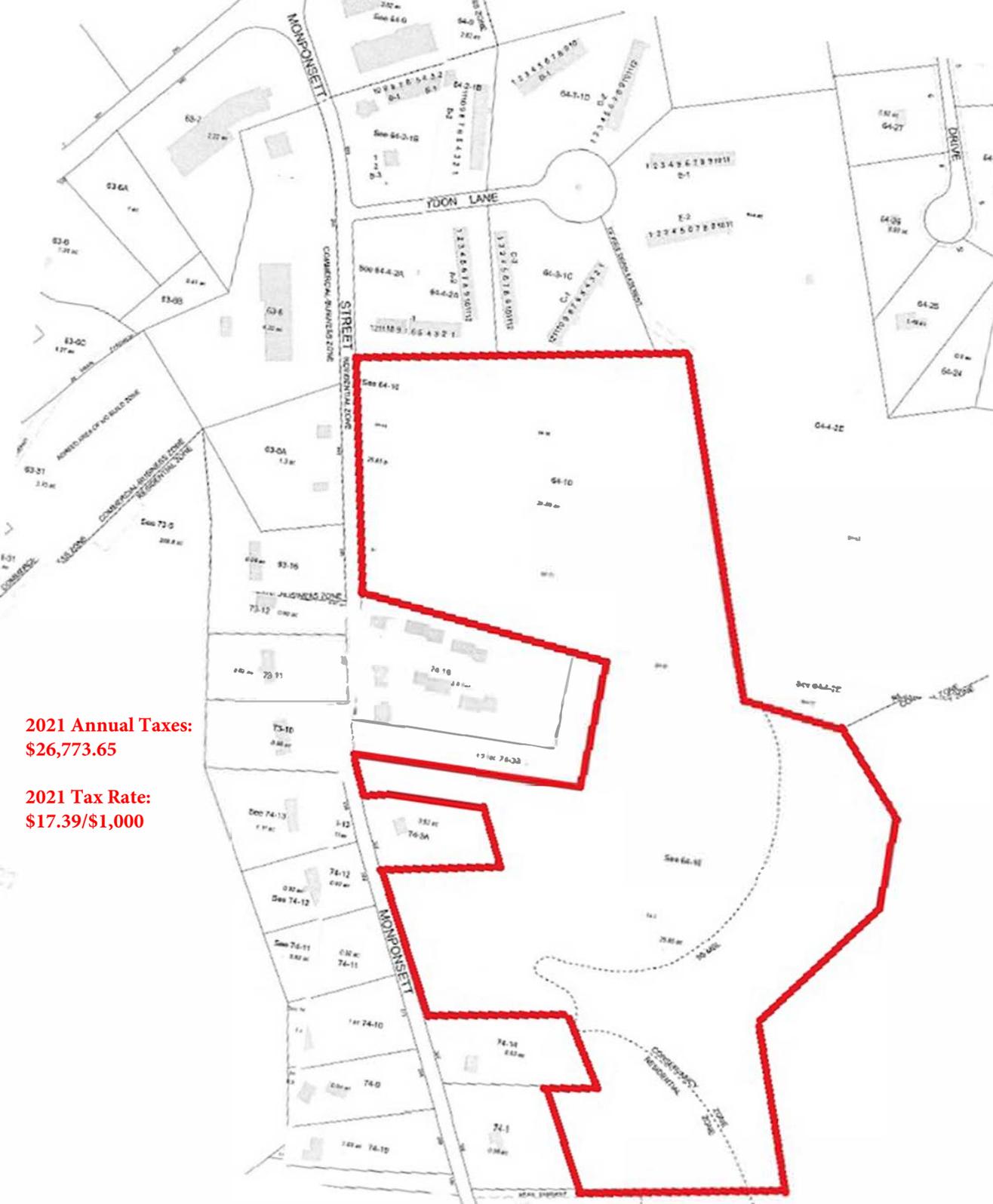
106

106

Halifax Mob
Estates Assoc

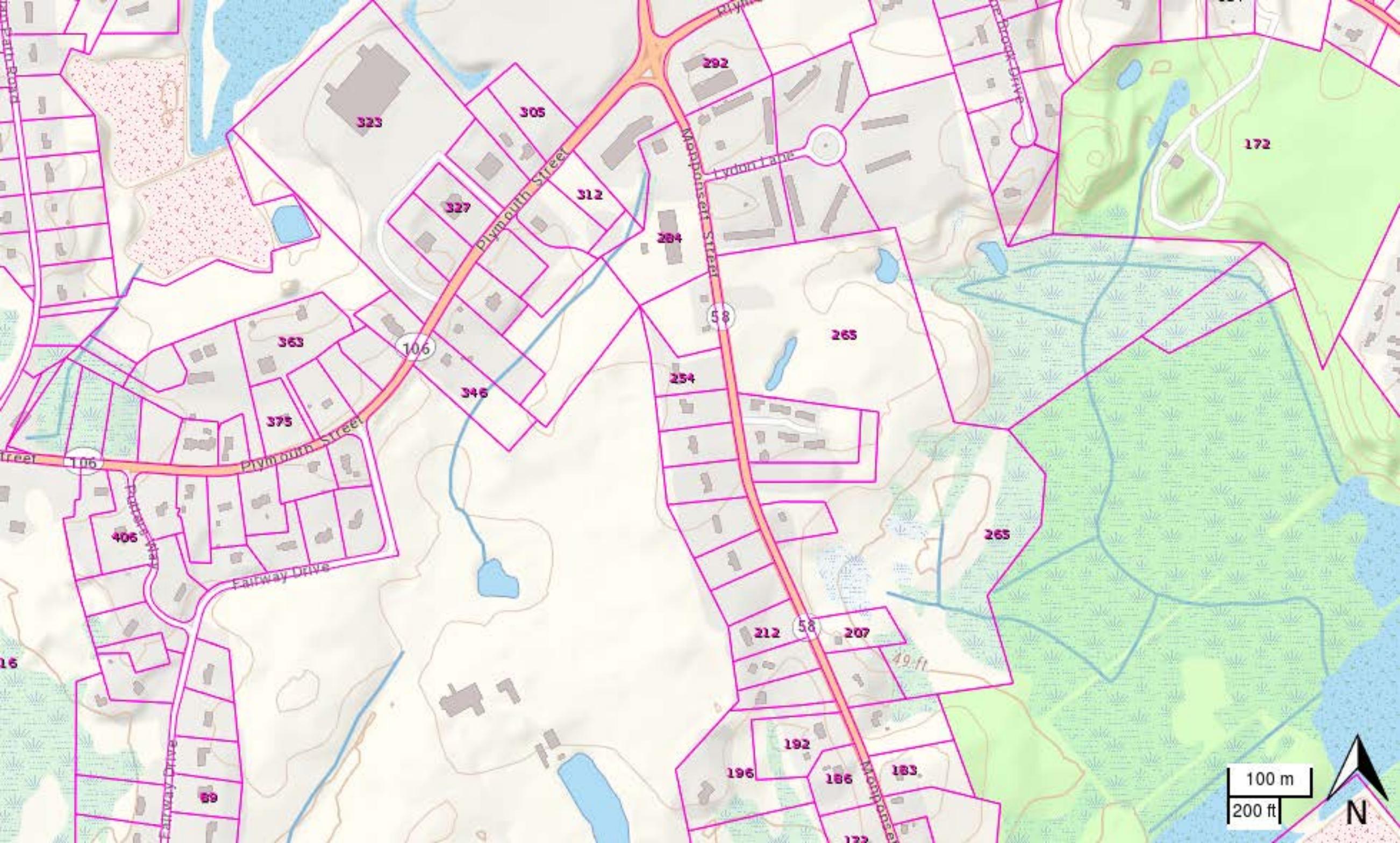
Halifax Estates

Google



2021 Annual Taxes:
\$26,773.65

2021 Tax Rate:
\$17.39/\$1,000





NOT FOR CONSTRUCTION

REV.	DATE	REVISION DESCRIPTION

DRAWN BY: TAE
 CHECKED BY: EPJ
 DESIGNED BY: GWD
 JOB NUMBER: 2014-013
 X: 2013/2013

PREPARED FOR:
HALIFAX TRAILS

CONCEPTUAL PLAN

MONPONSETT STREET
 IN
 HALIFAX
 (PLYMOUTH COUNTY)
 MASSACHUSETTS
 APRIL 3, 2014

SCALE NOT TO SCALE



100 W. CENTINUT STREET SUITE 200
 BURLINGTON MASSACHUSETTS 01803
 TEL: 978.251.1000
 WWW.JACOBSDRISCOLL.COM

MONPONSETT STREET





FISCAL YEAR 2021 REAL ESTATE TAX BILL

THE COMMONWEALTH OF MASSACHUSETTS

COLLECTOR COPY

Based on assessments as of January 1, 2020 your Real Estate Tax for

OFFICE OF THE COLLECTOR OF TAXES

the fiscal year beginning July 1, 2020 and ending June 30, 2021

TOWN OF HALIFAX

Issue Date **04/01/2021** Bill # **3124**

on the parcel of Real Estate described below is as follows

Tax Rate per \$1000	Class 1 Residential	Class 2 Open Space	Class 3 Commercial	Class 4 Industrial	SEND PAYMENTS TO:		Phone: 781-294-8381
17.39	0.00	17.39	17.39		Treasurer/Collector		Office Hrs: Monday - Thursday 7am - 4pm. "Pay tax bills on line" at www.halifax-ma.org
					499 Plymouth St		Tax Collector Pamela R. Adduci
					Halifax MA 02338		
Map/Parcel 64-10				Land Value	1,539,600	ASSESSMENTS/EXEMPTIONS	
Book/Page 49507/195 Deed Date 02/15/2018				Building Value	0	Tax +Spec Assmts \$26,773.64	
Class 1300 Land Area (acres) 25.8480				Other Value	0	Exempt/Abate	
Location 265 MONPONSETT STREET				Taxable Value 1,539,600		Total Paid	
<p style="text-align: center;">RICOCHEH ENTERPRISES LLC 61 DEERFIELD LANE PEMBROKE, MA 02359-</p>							
Total Real Estate Tax						\$26,773.64	Total Balance Due:
Total CPA							\$26,778.64
Total Assessments							1st Amount Due 11/04/2020 \$13,386.82
Total Tax/Assessments						\$26,773.64	2nd Amount Due 05/03/2021 \$13,386.82
							Delinquent 26,773.64
							Interest 2,403.02
							Demand & Chgs 5.00
							Pay this amount \$29,181.66
							Due and Payable on 09/24/2021

Interest at the rate of 14% per annum will accrue on overdue payments from the due date until payment is made.

FISCAL YEAR 2021 REAL ESTATE TAX BILL

THE COMMONWEALTH OF MASSACHUSETTS

TAXPAYER COPY

Based on assessments as of January 1, 2020 your Real Estate Tax for

OFFICE OF THE COLLECTOR OF TAXES

the fiscal year beginning July 1, 2020 and ending June 30, 2021

TOWN OF HALIFAX

Issue Date **04/01/2021** Bill # **3124**

on the parcel of Real Estate described below is as follows

Tax Rate per \$1000	Class 1 Residential	Class 2 Open Space	Class 3 Commercial	Class 4 Industrial	SEND PAYMENTS TO:		Phone: 781-294-8381
17.39	0.00	17.39	17.39		Treasurer/Collector		Office Hrs: Monday - Thursday 7am - 4pm. "Pay tax bills on line" at www.halifax-ma.org
					499 Plymouth St		Tax Collector Pamela R. Adduci
					Halifax MA 02338		
PROPERTY IDENTIFICATION				VALUES		ASSESSMENTS/EXEMPTIONS	
Map/Parcel 64-10				Land Value	1,539,600	Total Billed 1st Half \$13,386.82	
Book/Page 49507/195 Deed Date 02/15/2018				Building Value	0	RE Tax Amount 2 Due \$13,386.82	
Class 1300 Land Area (acres) 25.8480				Other Value	0	Credits	
Location 265 MONPONSETT STREET				Taxable Value 1,539,600		Outstanding \$26,773.64	
<p style="text-align: center;">RICOCHEH ENTERPRISES LLC 61 DEERFIELD LANE PEMBROKE, MA 02359-</p>							
Total Real Estate Tax						\$26,773.64	Interest 2,403.02
Total CPA							Demand & Chgs 5.00
Total Assessments							Pay this amount \$29,181.66
Total Tax/Assessments						\$26,773.64	Due and Payable on 09/24/2021

Interest at the rate of 14% per annum will accrue on overdue payments from the due date until payment is made.

FISCAL YEAR 2021 TAX: This tax bill shows the amount of real estate taxes you owe for fiscal year 2021 (July 1, 2020 to June 30, 2021). The tax shown in this bill is based on assessments as of January 1, 2020. The bill also shows betterments, special assessments and other charges.

PAYMENT DUE DATES/INTEREST CHARGES: You may pay the total amount you owe in 2 payments. Your first payment is due on November 4, 2020, or 30 days after the date the tax bills were mailed, whichever is later, and must be at least one-half of the tax and any betterments, special assessments and other charges shown. The balance is due May 3, 2021. If your payments are not made by their due dates, interest at the rate of 14% per annum will be charged on the unpaid and overdue amount. Interest is computed on overdue first payments starting November 5, 2020, or 30 days from the date tax bills are mailed, whichever is later, and on overdue second payments starting May 4, 2021, to the date payment is made. You will also be required to pay charges and fees incurred for collection if payment are not made when due. Payments are considered made when received by the Collector. To obtain a receipted bill, enclose a self-addressed stamped envelope and copy of the bill with your payment.

ABATEMENT/EXEMPTION APPLICATIONS: You have a right to contest your assessment. To do so, you must file an application for an abatement in writing on an approved form with the Board of Assessors. You may apply for an abatement if you believe your property is valued at more than its fair cash value, is not assessed fairly in comparison with other properties, or if a classified tax system is used locally, is not properly classified. The filing deadline for an abatement application is November 4, 2020, or 30 days after the date tax bills were mailed, whichever is later.

You may be eligible for an exemption from or deferral of all or some of your tax. In order to obtain an exemption for which you are qualified, you must file an application in writing on an approved form with the assessors. The filing deadline for an exemption under Mass. G.L. Ch.59S5, Cl. (17,17C, 17C1/2,17D), 18,22,22A,22B,22C,22D,22E,(37,37A), (41,41B,41C), 42,43,or(52), or a deferral under Cl.18A or 41A is April 1, 2021 or 3 months after the date tax bills were mailed, whichever is later. The filing deadline for (Clause 41C1/2, if locally adopted, and) all other exemptions under Ch.59S5 is April 1, 2021, or 30 days after the date tax bills were mailed, whichever is later. The filing deadline for a residential exemption under Ch.59S5C, or a small commercial exemption under Ch.59S51, if locally adopted and not shown on your bill, is 3 months after the date tax bills were mailed.

Applications are timely filed when (1) received by the assessors on or before the filing deadline, or (2) mailed by United States mail, first class postage prepaid, to the proper address of the assessors, on or before the filing deadline, as shown by a postmark made by the United States Postal Service. If your application is not timely filed, the assessors cannot by law grant an abatement or exemption.

INQUIRES: If you have questions on your valuation or assessment or on abatements or exemptions, you should contact the Board of Assessors at 781-293-1721. If you have questions on payments, you should contact the Collector's Office at 781-294-8381.

09/07/2021
8:59

TOWN OF HALIFAX
OFFICE OF THE TOWN TREASURER
TAX TITLE ACCOUNT STATEMENT as of 09/24/2021

LAM

Parcel ID: 64-10

TT Acct#: 547

Location: 265 MONPONSETT STREET

Year taken: 2019

Name: RICOCHET ENTERPRISES LLC

Reg. land?

Mailing Address: 61 DEERFIELD LANE

: PEMBROKE MA 02359

***** C R E D I T S *****

Year	Tax	Days	Rate	Interest	Fees	Date	Tax	Interest	Fees	Description
2019	32,765.74	322	16%	4,624.91		11/06/2020				
2020	31,412.87	144	16%	1,982.88		05/03/2021				
					112.00					Redemption Fee

Per diem interest: 28.1331 ACCOUNT SUMMARY as of 09/24/2021

	DEBITS	-	PAYMENTS	-	NON-CASH ADJ.	=	BALANCE
Tax:	64,178.61						64,178.61
Interest:	6,607.79						6,607.79
Fees:	112.00						112.00
Totals:	70,898.40		0.00		0.00		70,898.40



Town of Halifax Commonwealth of Massachusetts

Zoning Board of Appeals

499 Plymouth • MA 02338 • 781-293-1736

RECEIVED
2014 JUL 23 PM 2 32
HALIFAX TOWN CLERK

July 23, 2014

Haliarx Trails Co, Inc.
c/o: Richard Allan Comeau
11 Foxrun Apt.12
Marshfield, MA 02050



2014 00065157
Bk: 44721 Pg: 198 Page: 1 of 3
Recorded: 09/09/2014 12:56 PM
ATTEST: John R. Buckley, Jr. Register
Plymouth County Registry of Deeds

Re: Petition #811

At a meeting held on Monday, July 14, 2014, the Halifax Zoning Board of Appeals voted to grant your petition (#811) for a Special Permit for a Multifamily development, as stated by the application: "The project consists of twenty-six (26) townhouse units, in five (5) building, each consisting of two (2) or three (3) bedrooms. The lot on which the project is proposed consists of approximate twenty-six (26) acres". Variances were granted of the lots, required for the project, and goes as follows: Front setback from seventy-five (75) feet to a minimum of ten point seventy five (10.75) feet; Frontage from one hundred fifty (150) feet to seventy point five (70.5) feet; Lots depth from two hundred (200) feet to a minimum one hundred (100) feet; Rear setback from one hundred (100) feet to sixty-nine point seventy-five (69.75) feet. Said properties are owned by Halifax Trails Co., Inc., as shown on Assessor's Map #64, Lots 10 & 11, along with Ryan P. Nelligan, Robert & July Cummings, as shown on Assessor's Map #74, Lots 3 & 3A. The applicant(s) sought Special Permits in accordance with the Zoning By-laws of the Town of Halifax under Section 167-7D(2), Specific Use Regulations. The applicant(s) sought Variances in accordance with the Zoning By-laws of the Town of Halifax under Section 167-11, Table of Dimensional and Density Regulations, page 167:43. The applicant(s) sought both a Special Permit & Variances under Section 167-12, Density Regulations for Specific Uses, Specifically Section A, Multifamily development, pages 167:43-45 &. Area is zoned Residential & Conservancy. Petition #811

The Zoning Board of Appeals granted this petition with the following conditions:

1. The special permit and/or variances were granted to the applicant (s) with the stipulation that the applicant(s) are within compliance of the conditions set forth by the remaining Boards, Committees and/or Departments in the Town of Halifax, whether the conditions are pre-existing or forthcoming.
2. The special permit and/or variances were granted based on the plans and testimony presented at the hearing. Any changes (whether it be substantial, alterations or otherwise) from what was presented and approved must be brought back before the Zoning Board of Appeals.

Please be advised that all variances and/or special permits shall comply with all the rules and regulations and codes of the Town of Halifax.

This decision shall not take effect until:

- (a) A copy of this decision certified by the Town Clerk to the effect that twenty (20) days have elapsed since this decision was filed in the office of the Town Clerks (7/23/14) without any appeal having been dismissed or denied has been recorded in the Plymouth County Registry of Deeds, or with the Assistant Registrar of the Land Court for Plymouth County, and
- (b) A certified copy indicating such Registry Recording has been filed with the Board.

Sincerely,

Debra A. Tinkham

Debra Tinkham, Chairman
Zoning Board of Appeals

Cc: Town Clerk
Board of Assessors
Building Inspector
Fire Department

Board of Selectmen
Board of Health
Water Department

Planning Board
Conservation Commission
Abutting Planning Boards

mail Halifax Trails 11 Fox Run Suite 12
Marshfield MA. 02050

Link Page

The following links will provide very large PDF files for some of the original development plans that have been provided. No verification has been made as to whether these are the final plans used for the original town approvals.

Site Development Plans “Halifax Trails” : [Click here](#)

Septic Disposal System Design Plans: [Click here](#)

Architectural: [Click here](#)

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1 Juniper Road, North Hampton, NH 03862
Phone (603) 964-1301 paulmcinnis.com Fax (603) 964-1302

*Memorandum of Foreclosure Sale to Follow