

31 New Chardon Street  
Boston, Massachusetts 02114

**BIDDER INFORMATION PACKAGE**

**75 PLAIN STREET  
REHOBOTH, MA**

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**Disclaimer: The information contained in this package is believed to be accurate but not guaranteed. It is the sole responsibility of the bidders at this auction to conduct their own due diligence and make their own determinations. Neither the foreclosing lender, the auctioneer, nor counsel to such entities makes any representations or warranties with regard to the subject property.**

MORTGAGEE'S SALE OF REAL ESTATE

75 Plain Street, Rehoboth, MA

By virtue and in execution of the POWER OF SALE contained in a certain Mortgage given by John P. DuVally and Ryan B. DuVally, Trustees of Horton Estates Development Trust u/d/t dated April 22, 2005, recorded with the Bristol County (ND) Registry of Deeds in Book 15684, Page 223, of Rehoboth, County of Bristol, and Commonwealth of Massachusetts, to Mansfield Co-operative Bank, a Massachusetts bank having its usual place of business in Mansfield, in the County of Bristol, and Commonwealth of Massachusetts, dated November 8, 2007, and recorded with Bristol County (ND) Registry of Deeds, in Book 17156, Page 1, 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 2:00 o'clock p.m. on Tuesday, the 9th day of February, 2010, on the premises, all and singular the premises described in said mortgage to wit:

"EXHIBIT "A"

"PROPERTY DESCRIPTION"

The land with the buildings and improvements thereon, located on the easterly side of Plain Street, Rehoboth, Bristol County, Massachusetts, shown on the plan entitled: "Adult Housing Community, 'Horton Farm', prepared for applicant Horton Farm Realty Trust, 55 Winthrop Street, Rehoboth, MA 02769, A.P. Lot 58, 75 Plain Street, dated July 29, 2005, as revised, prepared by Insite Engineering Services, LLC", recorded at the Bristol County N.D. Registry of Deeds in Plan Book 441, Pages 62 through 73.

Subject to and with the benefit of rights, restrictions, easements and reservations of record, so far as in force and applicable.

Being the same premises conveyed to this Mortgagor by Deed of John P. DuVally, Trustee of Horton Farm Realty Trust dated April 22, 2005 and recorded in the Bristol County N.D. Registry of Deeds in Book 15684, Page 227."

Terms of Sale

Ten Thousand and 00/100 (\$10,000.00) Dollars in cash or certified or bank cashiers check; Balance in thirty (30) days upon delivery of deed. Said sale shall be subject to all taxes, tax liens, municipal betterments and assessments, if any.

The successful purchaser shall be responsible for payment of the Massachusetts Documentary Tax Stamp Fee upon delivery of the deed.

The undersigned reserves the right to change the foregoing terms of sale by announcement, written or oral, made before the auction sale, or at the commencement of any adjourned sale.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

dated November 8, 2007, and recorded in the Bristol County (ND)  
Registry of Deeds in Book 17156, Page 1.

Mansfield Co-operative Bank

BY ITS ATTORNEY,

A handwritten signature in black ink, appearing to read "Jane Mello Pineau", written over a horizontal line.

Jane Mello Pineau, Esquire  
446 County Street  
New Bedford, MA 02740  
(508) 984-1414

Dated: January 12, 2010

MUNICIPAL LIEN CERTIFICATE
Town of Rehoboth
COMMONWEALTH OF MASSACHUSETTS

Requested by Jane M Pineau

Issuance Date: 02/16/2010

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 01/22/2010 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 000220009800036

3 KIMBERLY CIR

DUVALLY, JOHN P
RYAN B DUVALLY TRUSTEES
HORTON ESTATES DEVEL TRUST
55 WINTHROP ST
REHOBOTH MA 02769
Land area : 0.00 AC
Land Value : 0
Impr Value : 40,000
Land Use : 0
Exemptions : 0
Taxable Value: 40,000

Deed date: 03/09/2006 Book/Page: 15684/227
Class: 102-RESIDNTL

Table with columns: FISCAL YEAR (2010, 2009, 2008), DESCRIPTION, REAL ESTATE TAX, Charges/Fees, Abatements/Exemptions, Payments/Credits, Interest to 02/16/2010, TOTAL BALANCE DUE.

NOTE: Actual 2010 taxes not yet issued.

TOTAL INTEREST PER DIEM: \$.0682

The Town of Rehoboth issues taxes on a quarterly basis: Preliminary taxes are due August 1 and November 1. Actual taxes are due February 1 and May 1.

To obtain general information about this Municipal Lien Certificate or Tax Title please contact the Treasurer/Collector office at (508) 352-3571.

Handwritten signature of Cheryl A. Gouveia
CHERYL A. GOUEIA
TREASURER/COLLECTOR

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE

MUNICIPAL LIEN CERTIFICATE
Town of Rehoboth
COMMONWEALTH OF MASSACHUSETTS

Requested by Jane M Pineau

Issuance Date: 02/16/2010

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 01/22/2010 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 000220009800032

11 KIMBERLY CIR

DUVALLY, JOHN P
RYAN B DUVALLY TRUSTEES
HORTON ESTATES DEVEL TRUST
55 WINTHROP ST
REHOBOTH MA 02769
Land area : 0.00 AC
Land Value : 0
Impr Value : 40,000
Land Use : 0
Exemptions : 0
Taxable Value: 40,000

Deed date: 03/09/2006 Book/Page: 15684/227
Class: 102-RESIDNTL

Table with columns: FISCAL YEAR (2010, 2009, 2008), DESCRIPTION, REAL ESTATE TAX, Charges/Fees, Abatements/Exemptions, Payments/Credits, Interest to 02/16/2010, TOTAL BALANCE DUE.

NOTE: Actual 2010 taxes not yet issued.

TOTAL INTEREST PER DIEM: \$.0682

The Town of Rehoboth issues taxes on a quarterly basis: Preliminary taxes are due August 1 and November 1. Actual taxes are due February and May 1.

To obtain general information about this Municipal Lien Certificate or Tax Title please contact the Treasurer/Collector office at (508) 52-3571.

Handwritten signature of Cheryl A. Gouveia
CHERYL A. GOUVEIA
TREASURER/COLLECTOR

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Town of Rehoboth
COMMONWEALTH OF MASSACHUSETTS

Requested by Jane M Pineau

Issuance Date: 02/16/2010

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DESCRIPTION OF PROPERTY

Parcel ID: 000220009800056

6 DEBORAH ANN DR

DUVALLY, JOHN P
RYAN B DUVALLY TRUSTEES
HORTON ESTATES DEVEL TRUST
55 WINTHROP ST
REHOBOTH MA 02769
Land area : 0.00 AC
Land Value : 0
Impr Value : 40,000
Land Use : 0
Exemptions : 0
Taxable Value: 40,000

Deed date: 03/09/2006 Book/Page: 15684/227
Class: 102-RESIDNTL

Table with columns: FISCAL YEAR (2010, 2009, 2008), DESCRIPTION, REAL ESTATE TAX, Charges/Fees, Abatements/Exemptions, Payments/Credits, Interest to 02/16/2010, TOTAL BALANCE DUE.

NOTE: Actual 2010 taxes not yet issued.

TOTAL INTEREST PER DIEM: \$.0682

The Town of Rehoboth issues taxes on a quarterly basis: Preliminary taxes are due August 1 and November 1. Actual taxes are due February and May 1.

To obtain general information about this Municipal Lien Certificate or Tax Title please contact the Treasurer/Collector office at (508) 552-3571.

Handwritten signature of Cheryl A. Gouveia
CHERYL A. GOUEIA
TREASURER/COLLECTOR

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MUNICIPAL LIEN CERTIFICATE  
Town of Rehoboth  
COMMONWEALTH OF MASSACHUSETTS

Requested by Jane M Pineau

Issuance Date: 02/16/2010

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DESCRIPTION OF PROPERTY

Parcel ID: 00022000980057A

2 DEBORAH ANN DR

DUVALLY, JOHN P	Land area	:	0.00 AC
RYAN B DUVALLY TRUSTEES	Land Value	:	0
HORTON ESTATES DEVEL TRUST	Impr Value	:	40,000
55 WINTHROP ST	Land Use	:	0
REHOBOTH MA 02769	Exemptions	:	0
	Taxable Value:	:	40,000

Deed date: 03/09/2006 Book/Page: 15684/227  
Class: 102-RESIDNTL

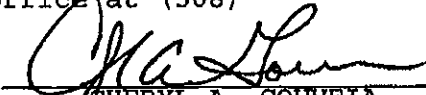
FISCAL YEAR	2010	2009	2008
DESCRIPTION			
REAL ESTATE TAX	\$267.00	\$356.00	\$321.20
Charges/Fees	\$ .00	\$10.00	\$52.70
Abatements/Exemptions	\$ .00	\$ .00	\$ .00
Payments/Credits	-\$89.00	-\$366.00	-\$373.90
Interest to 02/16/2010	\$4.13	\$ .00	\$ .00
<b>TOTAL BALANCE DUE:</b>	<b>\$182.13</b>	<b>\$ .00</b>	<b>\$ .00</b>

NOTE: Actual 2010 taxes not yet issued.

TOTAL INTEREST PER DIEM: \$ .0682

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CHERYL A. GOUVEIA  
TREASURER/COLLECTOR

MUNICIPAL LIEN CERTIFICATE  
Town of Rehoboth  
COMMONWEALTH OF MASSACHUSETTS

Requested by Jane M Pineau

Issuance Date: 02/16/2010

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DESCRIPTION OF PROPERTY

Parcel ID: 000220009800058

4 MYLA WAY

DUVALLY, JOHN P  
RYAN B DUVALLY TRUSTEES  
HORTON ESTATES DEVEL TRUST  
55 WINTHROP ST  
REHOBOTH MA 02769

Land area : 0.00 AC  
Land Value : 0  
Impr Value : 40,000  
Land Use : 0  
Exemptions : 0  
Taxable Value: 40,000

Deed date: 03/09/2006 Book/Page: 15684/227  
Class: 102-RESIDNTL

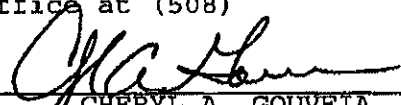
FISCAL YEAR	2010	2009	2008
DESCRIPTION			
REAL ESTATE TAX	\$267.00	\$356.00	\$321.20
Charges/Fees	\$ .00	\$10.00	\$52.70
Abatements/Exemptions	\$ .00	\$ .00	\$ .00
Payments/Credits	-\$89.00	-\$366.00	-\$373.90
Interest to 02/16/2010	\$4.13	\$ .00	\$ .00
<b>TOTAL BALANCE DUE:</b>	<b>\$182.13</b>	<b>\$ .00</b>	<b>\$ .00</b>

NOTE: Actual 2010 taxes not yet issued.

TOTAL INTEREST PER DIEM: \$.0682

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CHERYL A. GOUVEIA  
TREASURER/COLLECTOR

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Town of Rehoboth  
COMMONWEALTH OF MASSACHUSETTS

Requested by Jane M Pineau

Issuance Date: 02/16/2010

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DESCRIPTION OF PROPERTY

Parcel ID: 000220009800060

3 SAMANTHA LN

DUVALLY, JOHN P  
RYAN B DUVALLY TRUSTEES  
HORTON ESTATES DEVEL TRUST  
55 WINTHROP ST  
REHOBOTH MA 02769

Land area	:	0.00 AC
Land Value	:	0
Impr Value	:	40,000
Land Use	:	0
Exemptions	:	0
Taxable Value:	:	40,000

Deed date: 03/09/2006 Book/Page: 15684/227  
Class: 102-RESIDNTL

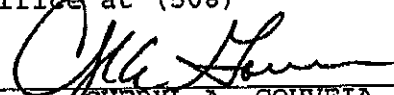
FISCAL YEAR	2010	2009	2008
DESCRIPTION			
REAL ESTATE TAX	\$267.00	\$356.00	\$321.20
Charges/Fees	\$0.00	\$10.00	\$52.70
Abatements/Exemptions	\$0.00	\$0.00	\$0.00
Payments/Credits	-\$89.00	-\$366.00	-\$373.90
Interest to 02/16/2010	\$4.13	\$0.00	\$0.00
<b>TOTAL BALANCE DUE:</b>	<b>\$182.13</b>	<b>\$0.00</b>	<b>\$0.00</b>

NOTE: Actual 2010 taxes not yet issued.

TOTAL INTEREST PER DIEM: \$.0682

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