

Tom Weitbrecht  
AUCTIONEER – BROKER  
MLS # 71887333 - New  
Land - Residential



**0 Maddie Drive** **Auction:\$0 min. bid**  
**New Bedford, MA 02745** Auction Date: **9/23/2015**  
**Bristol County**  
Grade School: **Pulaski School** Middle School: **Normandin**  
High School: **NBHS/ GNBVRTHS**  
Directions: **Off Acushnet Avenue just past Braley Road. South of Sassaquin Pond Near the Acushnet town line.**

## Remarks

**ABSOLUTE AUCTION!! No Minimum, No Reserve. On Acushnet Line. Last Vacant Lot in Completed Sub-Division. An earnest deposit in the amount of \$5,000 in cash or certified funds is required to qualify to bid. Earnest deposit check should be made out to "Yourself", so you may re-deposit the check if unsuccessful at the auction. Winning bidder must sign to Memorandum of Sale and endorse their earnest deposit check to the Chapter 7 Trustee. Must close in 30 days, or forfeit earnest deposit. Please review the Memorandum of Sale. The property is sold as is, where is, subject to outstanding municipal liens. We make no warranties or representations whatsoever. Buyers are required to conduct their own due diligence as they deem appropriate. Agents must pre-register at least 48 hours prior to the auction on our web site and accompany their buyer to the auction. Chapter 7 Trustee Warren E. Agin re: Timothy Cusson. Case No 13-17062-JNF. Judge Joan N. Feeney.**

## Property Information

Total Approx. Acres: <b>0.37 (16378 sq. ft.)</b>	Cultivation Acres:	Home Own Assn: <b>No</b>
No. of Approved Lots:	Pasture Acres:	Assn Req:
Approx. Street Frontage:	Timber Acres:	HOA Fee : \$
Disclosures:		

## Features

Area Amenities: **Other (See Remarks)**  
Beach: **No**  
Cable Available:  
Documents: **Other (See Remarks)**  
Electric: **Underground, Other (See Remarks)**  
Gas: **Other (See Remarks)**  
Lot Improvements: **Other (See Remarks)**  
Land Description: **Other (See Remarks)**  
Road Type: **Other (See Remarks)**  
Sewer Utilities: **Other (See Remarks)**  
Water Utilities: **Other (See Remarks)**  
Waterfront: **No**  
Water View: **No , --**  
Zone Usage: **Single Family**

## Other Property Info

Adult Community: **No**  
DEQE/DEP#:  
Disclosure Declaration: **No**  
Perc Test:  
Short Sale w/Lndr.App.Req: **No**  
Lender Owned: **No**

## Tax Information

Pin #:  
Assessed: **\$106,600**  
Tax: **\$1676.82** Tax Year: **2015**  
Book: **10554** Page: **48**  
Cert:  
Zoning Code: **RA**  
Map: **136** Block: Lot: **501**

## Auction Information

Deposit Required: **\$5,000**  
Buyer's Premium: **No**  
Seller's Confirmation: **No**  
Abbreviated Terms: **ABSOLUTE AUCTION!! No Minimum, No Reserve. Chapter 7 Trustee Real Estate Auction. Agents must pre-register at least 48 hours prior to the auction on our web site, identify themselves at the auction and accompany their buyer to the auction. An earnest deposit in the amount of \$5,000 in cash or certified funds is required to bid. Earnest deposit check should be made out to "Yourself", so you may re-deposit the check if unsuccessful at the auction. Winning bidder must sign to Memorandum of Sale and endorse their earnest deposit check to the Chapter 7 Trustee. The successful bidder must close in 30 days, or forfeit their earnest deposit. Time is of the essence. The complete terms and conditions are contained in the Memorandum of Sale. The property is sold as is, where is, subject to any and all defects and municipal liens. Complete details at our sabids web site. Ch7 Trustee Warren E. Agin. Swiggart & Agin, LLC. re: Timothy Cusson. Case No 13-17062-JNF. Judge Joan N. Feeney**

## Office/Agent Information

Listing Office: **Strategic Real Estate Group (877) 426-8175**

Listing Agent: **Thomas J. Weitbrecht (508) 726-6437**

Team Member:

Sale Office:

Sale Agent:

Listing Agreement Type: **Exclusive Right to Auction**

Entry Only: **No**

Showing: Sub-Agent: **Sub-Agency Relationship Not Offered**

Showing: Buyer-Agent: **Go Direct**

Showing: Facilitator: **--**

Special Showing Instructions:

#### **Compensation**

Sub-Agent: **Not Offered**

Buyer Agent: **2**

Facilitator: **0**

Compensation Based On: **Gross/Full Sale Price**

#### **Firm Remarks**

**ABSOLUTE AUCTION!! 9/23 1:00 PM. On Acushnet Line. Last Vacant Lot in Completed Sub-Division. A \$5,000 Earnest deposit in cash or certified funds is required to qualify to bid. Net 30. Property sold as is, where is, subject to municipal liens. No warranties or guarantees whatsoever.**

#### **Market Information**

Listing Date: **8/10/2015**

Days on Market: Property has been on the market for a total of **2** day(s)

Expiration Date:

Original Price: **\$0**

Off Market Date:

Sale Date:

Listing Market Time: MLS# has been on for **2** day(s)

Office Market Time: Office has listed this property for **2** day(s)

Cash Paid for Upgrades:

Seller Concessions at Closing:

**\*\*\*This is a generic calculator. Rates and products shown below are only examples based on market averages and are intended only as an approximate estimate of payments.\*\*\***

Mortgage Payment Calculator					
<b>KEY INFO</b>	<a href="#">30 Year Fixed</a>	<a href="#">15 Year Fixed</a>	<a href="#">30 Year Fixed FHA</a>	<a href="#">5/1 ARM</a>	<a href="#">7/1 ARM</a>
Mortgage programs and rates are not available for list price equal to \$0.					
					<p><b>Personalize Your Mortgage</b></p> <p>Click on the calculate button below to enter your offer price and down payment:</p> <p><b>CALCULATE</b></p>

^\*FHA loans allow for a 3.5% Down Payment. Monthly Payment amounts above are based on estimates, may be greater and may not apply to your situation and can change without notice. ARM loan payment & interest rates will change during term. [Click Key Info for required disclosure.](#)  
 Ins. = Home Owners Insurance [Click here for relationship disclosure.](#)

**Market History for 0 Maddie Drive, New Bedford, MA 02745**

MLS #	Date		DOM	DTO	Price
71887333	8/10/2015	Listed for <b>\$0 min bid Auction</b>	2		\$0
<b>Market History for Strategic Real Estate Group (AN0905)</b>				2	
<b>Market History for this property</b>				2	



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