

Mortgagee's Sale of Real Estate
40 Nobadeer Ave, Nantucket, MA
Auction Date: Thursday, August 23rd at 2:00 PM



Built in 1986, this 3 bedroom home features two full baths, 1,764± SF living area, wrap around 1,566± SF wood deck, fireplace, and detached guest quarters over a two car garage built in 2002. The lot is 35,246± SF.

Dale W. Schaetzke, CAI, AARE
Principal Auctioneer
508-410-8107



PO Box 271
Shrewsbury, MA 01545
www.skypointauctions.com

40 NOBADEER AV

Location 40 NOBADEER AV

Mblu 88 / 4 /

Acct# 00008601

Owner STEWART GLENN & JUDITH R

Assessment \$2,409,400

PID 8601

Building Count 2

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2019	\$921,900	\$1,487,500	\$2,409,400

Owner of Record

Owner STEWART GLENN & JUDITH R

Sale Price \$650,000

Co-Owner

Certificate

Address 6408 CUTTER RIDGE CT
COLLEYVILLE, TX 76034

Book & Page C0018/ 180

Sale Date 12/23/1997

Instrument 01

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
STEWART GLENN & JUDITH R	\$650,000		C0018/ 180	01	12/23/1997
ASPDEN SUSAN A	\$0		C0013/ 714	99	07/25/1988

Building Information

Building 1 : Section 1

Year Built: 1986
Living Area: 1,764
Replacement Cost: \$682,912
Building Percent 90
Good:
Replacement Cost
Less Depreciation: \$614,600

Building Attributes	
Field	Description
Style	Colonial
Model	Residential

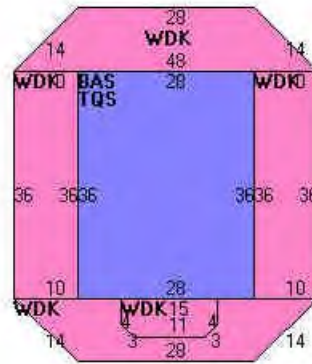
Grade:	Good
Stories:	1 1/2 Stories
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Electric
Heat Type:	Electr Basebrd
AC Type:	None
Total Bedrooms:	3 Bedrooms
Total Bthrms:	2
Total Half Baths:	0
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

Building Photo



(<http://images.vgsi.com/photos/NantucketMAPhotos//\00\00\1>)

Building Layout



(<http://images.vgsi.com/photos/NantucketMAPhotos//Sketches>)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	1,008	1,008
TQS	Three Quarter Story	1,008	756
WDK	Deck, Wood	1,566	0
		3,582	1,764

Building 2 : Section 1

Year Built:	2002
Living Area:	632
Replacement Cost:	\$343,739
Building Percent Good:	88
Replacement Cost Less Depreciation:	\$302,500

Building Attributes : Bldg 2 of 2	
Field	Description
Style	Guest Quarters

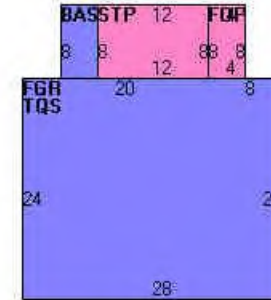
Model	Residential
Grade:	Avg to Good
Stories:	1.75
Occupancy	1
Exterior Wall 1	Wood Shingle
Exterior Wall 2	
Roof Structure:	Gable/Hip
Roof Cover	Wood Shingle
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Flr 1	Pine/Soft Wood
Interior Flr 2	
Heat Fuel	Gas
Heat Type:	Forced Air-Duc
AC Type:	None
Total Bedrooms:	1
Total Bthrms:	2
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	Average
Kitchen Style:	Modern

Building Photo



(<http://images.vgsi.com/photos/NantucketMAPhotos//\00\00>)

Building Layout



(<http://images.vgsi.com/photos/NantucketMAPhotos//Sketches>)

Building Sub-Areas (sq ft)			Legend	
Code	Description	Gross Area	Living Area	
TQS	Three Quarter Story	672	504	
BAS	First Floor	128	128	
FGR	Garage, Finished	672	0	
FOP	Porch, Open, Finished	32	0	
STP	Stoop	96	0	
		1,600	632	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
FPL2	1.5 STORY CHIM	1 UNITS	\$3,400	1

Land

Land Use

Use Code 1090
Description MULTI HSES M01
Zone R20
Neighborhood 700
Alt Land Appr Category No

Land Line Valuation

Size (Acres) 0.81
Frontage 0
Depth 0
Assessed Value \$1,487,500

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
SHD1	SHED FRAME			120 S.F.	\$1,400	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$887,300	\$1,487,500	\$2,374,800
2017	\$871,800	\$1,487,500	\$2,359,300
2016	\$845,600	\$1,487,500	\$2,333,100
2015	\$799,000	\$1,210,400	\$2,009,400
2014	\$799,000	\$1,210,400	\$2,009,400

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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 Glenn Stewart and Judith R. Stewart to Compass Bank dated May 13, 2008, and registered on May 16, 2008 with the Nantucket Registry of Deeds, Registered Land (Land Court) at Document Number 2008-00124121 and noted on Certificate of Title Number 18180. BBVA USA f/k/a Compass Bank 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 2:00PM on August 23, 2019 at 40 Nobadeer Avenue, Nantucket, MA, all and singular the premises described in said mortgage:

TO WIT:

Of that certain parcel of land situate in Nantucket, of Massachusetts, together with any improvements thereon

Northerly by Lot 35 on plan hereinafter mentioned, two hundred and 02/100 (200.02) feet;

Easterly by Prospect Street, fifty and 03/100 (30.03) feet;

Southerly on hundred (100.00) feet; and

Northerly One Hundred 100.00) feet, by land or Owners Unknown;

Easterly by Prospect Street, one hundred (100.00) feet;

Southerly by Nobadeer Avenue, two hundred and 03/100 (200.03) feet; and

Westerly by Clifford Street, two hundred and 03/100 (200.03) feet.

All of said boundaries are determined by the Court to be located as shown upon plan numbered 17745-F, drawn by Josiah S. Barrett, Surveyor, dated September 11, 1975, and filed with Certificate of Title No. 7526 at the Registry District of Nantucket County. Said land is shown thereon as Lot 363

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 Braucher and Amann, PLLC, 65 Market Street, Manchester, NH 03101 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.

BBVA USA f/k/a Compass Bank
Present holder of said mortgage
By its attorneys,
Braucher and Amann, PLLC
65 Market Street
Manchester, NH 03101
603-486-1530