

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by **James E. Murphy and Lisa J. Murphy dated April 13, 2007 and recorded with the Plymouth County Registry of Deeds in Book 34401, Page 60 to County Mortgage Trust, said Mortgage assigned, by Assignment of Mortgage, from County Mortgage Trust to County Mortgage, LLC said Assignment dated March 27, 2014 and recorded with the Plymouth County Registry of Deeds in Book 44188, Page 232**, of which Mortgage the undersigned is the present holder, for breach of the conditions of said Mortgage and for the purpose of foreclosing same, the mortgaged premises will be sold at **Public Auction at 11:00AM on the 27th day of April, 2017** on the mortgaged premises hereinafter described namely:

**22 Fieldcrest Landing, East Bridgewater, MA 02333**

**TO WIT:**

A certain parcel of Land situated in East Bridgewater, Plymouth County, Massachusetts shown as Lot 7A on a plan entitled "Fieldcrest Land" recorded with the Plymouth County Registry of Deeds in Plan Book 35, Page 94.

Being all of that property conveyed to James E. Murphy and Lisa J. Murphy from Stephen A. Baggia, Trustee by deed dated July 28, 1995 and recorded in the Plymouth Registry of Deeds in Book 13724, Page 13.

The 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: Ten Thousand Dollars (\$10,000.00) will be required to be paid by bank or certified check at the time and place of sale. The successful bidder shall be required to sign a Memorandum of Sale containing the above terms at the Auction Sale. The balance is to be paid by bank wire, to the Law Offices of Barr and Cole, 1172 Beacon Street, Suite 202, Newton, MA 02461 within 30 days from the date of sale. Deed will be

provided to the purchaser for recording upon receipt in full of the purchase price. Time is of the essence.

The Mortgagee reserves the right to bid at the sale, reject any and all bids, and to postpone the sale to a later time and/or date by public proclamation at the time and date appointed for the sale and to further postpone the sale at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Other terms and conditions to be announced at the time and place of sale and to be incorporated in the Memorandum of Sale signed at the sale.

In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

COUNTY MORTGAGE, LLC  
Present Holder of said Mortgage,  
By Its Attorney,  
Henry L. Barr, Esq.  
Barr & Cole  
1172 Beacon Street  
Newton, MA 02461  
617-969-1381