

MORTGAGEE'S SALE OF REAL ESTATE

Premises: 10 Everett Street
Dartmouth, Massachusetts

By virtue and in execution of the **Power of Sale** contained in a certain mortgage given by G.E.H. Central Heating and Air Conditioning Corporation to Waban Mortgage Co., LLC, which mortgage is dated November 15, 2018, and is recorded at the Bristol County New Bedford District Registry of Deeds in Book 12633, Page 149, of which mortgage the undersigned is the present holder, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the property will be sold at Public Auction at **1:00 o'clock P.M. on Thursday, the 14th day of January, 2021**, on the premises located at **10 Everett Street, Dartmouth, Bristol County, Massachusetts**, hereinafter referred to all and singular the premises described in said mortgage, to wit:

The land with the buildings thereon located in Dartmouth, Bristol County, Massachusetts and being further bounded and described as follows:

Beginning at a point in the southerly line of Everett Street at the northwesterly corner of the lot to be described; Thence running South 34° 19' 30" East by proposed Lot 1 on the plan hereinafter referenced, 142.31 feet to an angle; Thence running South 78° 57' 30" East partly by land of the Levine Trust and partly by land of Joseph Pimenta, et al, 148.74 feet to a corner; Thence running North 11° 20'30" East by land of owners unknown 100 feet to Everett Street; Thence running Westerly by Everett Street 250 feet to the point of beginning.

Containing 19,937 square feet of land, more or less, and being shown as "PROPOSED LOT 2" on the plan of land entitled "Approval Not Required Drawn for Well-Built Homes, Inc., Map 123, Lot 156 Everett Street, Dartmouth, Massachusetts" dated

November 21, 2001, and recorded at the Bristol County (S.D.) Registry of Deeds in Plan Book 149, Page 18.

Subject to a drainage easement as shown on said plan.

Subject to a Declaration of Restrictive Covenant dated April 17, 2002, and recorded at the Bristol County (S.D.) Registry of Deeds in Book 5480, Page 325.

For title see deed recorded at the Bristol County (S.D.) Registry of Deeds in Book 12633, Page 147.

Said premises will be sold subject to any and all unpaid taxes, outstanding tax titles, municipal liens and assessments, liens or claims in the nature of liens, if any, and encumbrances of record created prior to the mortgage, if any such there be.

TERMS OF SALE: **\$10,000.00** to be paid by the purchaser in cash or certified check (subject to collection) at the time and place of sale as earnest money. The balance of the purchase price is to be paid in cash or certified check (subject to collection) within twenty-nine days thereafter at 10:30 o'clock A.M. at the law office of Robert N. Brown, 601 High Street, Suite 101, Dedham, Massachusetts 02026. Time is of the essence. The successful bidder will be required to sign a Memorandum of Sale containing the above terms at the Auction Sale. A Deed will be provided to the purchaser for recording upon receipt in full of the purchase price.

The Mortgagee reserves the right to postpone either sale to a later time and date by public proclamation at the time and date appointed for the sales and to further postpone at any such adjourned sale date. Purchaser shall be responsible for the cost of documentary stamps.

Other terms, if any, to be announced at the time and place of sale. The present holder of the mortgage is Waban Mortgage Co., LLC

By its attorney,

Robert N. Brown, Esq.
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