

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 **William P. Coburn and Subhashini S. Coburn, Individually and as Trustees of the Coburn Family Living Trust and the Coburn Family Cape Cod Investment Trust, dated August 22, 2006 and recorded with the Barnstable County Registry of Deeds in Book 21293, Page 319** to **Duco Associates, Inc.**, 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 24th day of June, 2021** on the mortgaged premises hereinafter described namely:

**69 Main Street, Sandwich MA 02563**

**TO WIT:**

A certain parcel of land with any buildings thereon situated in Sandwich, Barnstable County, Massachusetts, bounded and described as follows:

SOUTHWESTERLY	by Main Street, two courses totaling one hundred twenty-
WESTERLY	by Lot 1, one hundred seventy and 93/100 (170.93) feet;
NORTHERLY and NORTHEASTERLY	by Lot 1, in two courses of one hundred five and 36/100
NORTHEASTERLY Leatherwood, feet.	by Lot 3 and land now or formerly of Jesse C. two hundred thirty-four and 54/100 (234.54)

Being LOT 2 containing 26,375 square feet, more or less, as shown on plan of land entitled "Plan of Land in Sandwich, Mass. For: Jesse C. Leatherwood & Georgina L. Bunker Scale 1" = 40' May 31, 1977 Kingsbury Surveying Co., Inc." which plan is duly recorded with the Barnstable County Registry of Deeds in Plan Book 315, Page 50.

For title see Deed recorded with the Barnstable County Registry of Deeds in Book 13578, Page 56.

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.

Duco Associates, Inc.  
Present Holder of said Mortgage,  
By Its Attorney,  
Philip S. Levoff, Esq.  
Law Office of Philip S. Levoff  
1172 Beacon Street  
Newton, MA 02461  
617-969-1381