

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 **GROVE STREET, LLC, dated January 8, 2004 and recorded with the Plymouth County Registry of Deeds in Book 27378, Page 40 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 25th day of May, 2023** on the mortgaged premises hereinafter described namely:

Lot 2, 370 Grove Street, Norwell MA 02061

TO WIT:

A certain parcel of land situated in Norwell, Plymouth County, Massachusetts, being shown as Lot 2 on a plan of land entitled, "Plan of Land, Grove Street, Norwell, Mass., January 9, 2002, Scale 1" = 50', Robert C. Bailey Co., Land Surveyors, 199 Plymouth Street, Pembroke, Mass. 02359," said Plan being recorded with the Plymouth County Registry of Deeds as Plan No. 02-148 in Plan Book 45, Page 359, and to which reference is made for a more particular description of the premises.

Lot 2 contains 319,550 square feet (7.33 acres), more or less.

For title see Deed of William F. Peterson and Margaret M. Peterson, Trustees of Nonantum Realty Trust, dated March 7, 2002 and recorded with the Plymouth County Registry of Deeds at Book 21683, Page 18.

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 thirty (30) days from the date of the 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