

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 220 Blue Hill Avenue Parkway LLC, to County Mortgage, LLC, dated May 3, 2019, and recorded with the Norfolk Registry of Deeds in Book 36773, Page 8, of which mortgage the undersigned 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 2:00 P.M. on the 11th day of April 2024, at 220-222 Blue Hills Parkway, Unit 1, Milton, MA 02186, all and singular the premises described in said mortgage,

To wit:

A certain parcel of land with the buildings thereon situated in Milton, in the County of Norfolk, Massachusetts bounded and described as follows:

WESTERLY: by Blue Hills Parkway, fifty-two and 46/100 (52.46) feet;

NORTHERLY: by land now or formerly of Kohler, one hundred forty-one and 50/100 (141.50) feet;

EASTERLY: by land now or formerly of Whittekind, fifty and 50/100 (50.50) feet; and

SOUTHERLY: by land now or formerly of Troy, one hundred fifty-five and 74/100 (155.74) feet.

Being the same premises conveyed to the herein named grantor(s) by deed recorded with the Norfolk County Registry of Deeds in Book 34247, Page 302.

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: A deposit of five thousand dollars (\$5,000) 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 wire transfer to Demerle Hoeger LLP, 10 City Square, 4th Floor, Boston, MA 02129 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. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

Other terms, if any, to be announced at the sale.

County Mortgage, LLC,
Present holder of said mortgage,
By its Attorneys,
Demerle Hoeger LLP
10 City Square, 4th Floor
Boston, MA 02129
(617) 337-4444