

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 Central Square Terrace LLC, to County Mortgage, LLC, dated May 20, 2022, and recorded with the Norfolk Registry of Deeds in Book 40552 at Page 418, 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 11:00 A.M. on the 31st day of October 2024, at 220 Middle Street, Unit 9, 10, 11, 12, Weymouth, MA 02189, all and singular the premises described in said mortgage,

To wit:

All that certain premises and proportionate interest in the Central Square Terrace Condominium, a condominium in Weymouth, Norfolk County, Massachusetts, more particularly described as follows:

Units No. 9, 10, 11, 12 of the Central Square Terrace Condominium, 220 Middle Street, Weymouth, Norfolk County, Massachusetts together each with an undivided 8.34% percentage of the common elements as established by Master Deed dated February 27, 2012 recorded with the Norfolk County Registry of Deeds at Book 29694, Page 164 as amended of record.

Each Unit has the exclusive right and easement to use the following common area to which the Unit has access: such portions of the driveway and the parking area indicated as Exclusive Use Area for such unit on the Condominium Plans. Each Unit has immediate access to an exclusive use rear driveway and stairway in the front.

Property is commonly known as:

220 Middle Street, Unit 9, Weymouth, MA 02189.

220 Middle Street, Unit 10, Weymouth, MA 02189.

220 Middle Street, Unit 11, Weymouth, MA 02189.

220 Middle Street. Unit 12, Weymouth, MA 02189.

For title see Deed recorded in Book 27434, Page 484

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 ten thousand dollars (\$10,000) 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 Ligris & Associates, P.C., 1188 Centre Street, 2nd Floor, Newton, MA 02459 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,
Ligris & Associates, P.C.
1188 Centre Street, 2nd Floor
Newton, MA 02459
(617) 274-1500