

## **MORTGAGEE'S SALE OF REAL ESTATE**

Premises: 463 American Legion Highway  
Westport, Massachusetts

By virtue and in execution of the **Power of Sale** contained in a certain mortgage given by M SOARES CIVIL, INC. to Waban Mortgage Co., LLC, which mortgage is dated June 18, 2024, and is recorded at the Southern Bristol County Registry of Deeds in Book 15016, Page 317, 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 consisting of 8.7 acres of vacant land at 463 American Legion Highway, Westport, Bristol County, Massachusetts, will be sold at Public Auction at **11:00 o'clock A.M. on the 11<sup>th</sup> day of September, 2025**, on the premises located at 463 American Legion Highway, Westport, Bristol County, Massachusetts, hereinafter referred to all and singular the premises described in said mortgage, to wit:

### **PARCEL I:**

Beginning at the Northwestern corner of the land to be described and known as Macomber Place at the Northwestern corner;

Thence, Easterly as the wall now stands 65 and 1.2 rods to a corner of a wall;

Thence, Southerly as the wall stands 21 and  $\frac{3}{4}$  rods to another corner of the wall;

Thence, Westerly as the wall stands 65 rods to land of David Lawton Heirs;

Thence, Northerly in said Lawton's line to place of beginning.

Bounded in the North and West by said Lawton's land, East by land now or formerly of George F. Wood.

**PARCEL II:**

Beginning 4 rods and 19 links East from the Southwesterly corner and in the Southerly line of the first described tract at a corner of the wall;

Thence, Southerly as the wall stands 7 and  $\frac{3}{4}$  rods;

Thence, Easterly again as the wall stand 18 rods;

Thence, Northerly as the wall stand 1 rod;

Thence, Easterly as the wall stands 4 and  $\frac{1}{2}$  rods;

Thence, Northerly again as the wall stand 4 and  $\frac{1}{4}$  rods;

Thence, Westerly as the wall stands to the place of beginning.

Bounded on the North by the first described lot on the West, South and East by land now or formerly of George F. Wood.

Parce I is subject to a privilege to George F. Wood, his successors and assigns to pass and repass over said lot to and from the remainder of Macomber Place and subject to the obligation to maintain all of the fences on the South and East side of both of the above described parcels of land and on the West side of the second parcel.

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 thirty days thereafter at 12:00 o'clock P.M. (noon) 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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