

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 Marcel Boucher to County Mortgage, LLC, dated September 11, 2013, and recorded with the Bristol County (Northern District) Registry of Deeds in Book 21317 at Page 13; as affected by Loan Modification Agreement dated March 11, 2019, and recorded at said Registry in Book 25022, Page 50, 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 29th day of October 2026, at 291 East Street, Attleboro, MA 02703, all and singular the premises described in said mortgage,

To wit:

The land in Attleboro, Bristol County, Massachusetts, with the buildings and improvements thereon, situate on the southerly side of East Street shown as Parcel B on a plan of land entitled: LAND IN ATTLEBORO, MASS. OWNED BY RIOUX AND TUNNICLIFF, January 1959, W.T. Whalen Eng. Co., said plan is recorded with Bristol County Northern District Registry of Deeds in Plan Book 79, at Page 4, bounded and described as follows:

Beginning at point in the south line of East Street at the easterly line of land now or formerly of Raymond and Gladys I. Snell; thence running southerly by an interior angle 78 degrees 09' in the easterly line of said Snell land, 300.00 feet to a point for a corner; thence turning and running easterly by an interior angle of 101 degrees 51' a distance of 100.00 feet to a point for a corner at land now or formerly of Harold J. Rioux et al; thence turning and running northerly by an angle of 78 degrees 09' in a line parallel to said easterly line of Snell land and in line of said Rioux land, 300.00 feet to the southerly line of East Street; thence turning and running by an angle of 101 degrees 51' by the southerly line of East Street of a distance of 100.00 to the point of beginning.

Contains 29,361 square feet, more or less.

For title see Deed recorded with the Bristol County North District Registry of Deeds in Book 17697, Page 18.

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 (\$10,000.00) 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, Newton, MA 02459 on or before 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
Newton, MA 02459
(617) 274-1500