

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 James C. Walent to Daniel C. Walent, dated November 3, 2021 and recorded with the Plymouth County Registry District of the Land Court as Document No. 826445 as noted on Certificate of Title No. 133221, of which mortgage Daniel C. Walent 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 **1:00 PM on Friday, June 21, 2024** on the mortgaged premises located at 118 Plain Street, Pembroke, Plymouth County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

That certain parcel of land with the buildings thereon situate in PEMBROKE in the county of Plymouth and said Commonwealth, bounded and described as follows:

SOUTHWESTERLY: by Plain Street one hundred twenty-seven and 62/100 (127.62) feet;

NORTHWESTERLY: by lot 4 on the plan hereinafter mentioned, two hundred thirty-one and 72/100 (231.72) feet;

NORTHERLY: by land now or formerly of Bay State Co., one hundred twenty-seven and 56/100 (127.56) feet; and

SOUTHEASTERLY: by lot 6 on said plan two hundred thirty-two and 20/100 (232.20) feet.

For mortgagor's title see deed recorded with Plymouth County Registry District of the Land Court as Document No. 826444 as noted on Certificate of title No. 133221.

These premises will 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 (\$10,000.00) Dollars 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 certified or bank check at the law firm of Dolan Connly, P.C., 50 Redfield Street, Boston, MA 02122, 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. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

DANIEL C. WALENT,
By his Attorney,
DOLAN CONNLY, P.C.
David A. Marsocci, Esq.
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(617) 265-3100