

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 578 Central Street, Stoughton, MA 02072

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Carine Joseph to Salem Five Mortgage Company, LLC, and now held by **Salem Five Mortgage Company LLC**, said mortgage dated September 22, 2020 and recorded in the Norfolk County Registry of Deeds in Book 38376, Page 402, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on July 15, 2024 at 10:00 AM Local Time** upon the premises, all and singular the premises described in said mortgage, to wit:

PARCEL 1

THE LAND IN SAID STOUGHTON, SITUATED ON THE SOUTHERLY SIDE OF CENTRAL STREET, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A STAKE AT THE NORTHEASTERLY CORNER OF THE GRANTED PREMISES AND AT LAND NOW OR FORMERLY OF CHARLES R. ATHERTON: thence

SOUTH 37° 45' 55" WEST by land of Charles C. Atherton and a stone wall, one hundred (100) feet to a drill hole in said wall: thence

NORTH 59° 54' 05" WEST by land now or formerly of Frank A. Atherton et ux, eighty-five (85) feet to a stake; thence

NORTH 37° 45' 55" EAST still by land now or formerly of Frank A. Atherton et ux, one hundred (100) feet to a stake at said Central Street; thence

SOUTH 59° 54' 05" EAST by said Central Street, seventy-seven and thirty-five one hundredths (77.35) feet to a drill hole in a County Bound; thence still on the same course by said Central Street, seven and sixty-five one-hundredths (7.65) feet to the point of beginning.

Parcel 2

A certain parcel of land situated in said Stoughton, being shown as lot marked Parcel "B" on plan entitled "Plan of Property in Stoughton, Mass belonging to Paul S. and Anna E. Coffee dated June 18, 1955 by Walter G. Pratt, Surveyor, duly recorded with said Registry, and bounded and described as follows

NORTHEASTERLY by lot marked Parcel A on said plan, eighty-five (85) feet;

SOUTHEASTERLY by land now or formerly of Charles C. Atherton, one hundred twelve and 35/100 (112.32) feet:

SOUTHWESTBLY by land now or formerly of Mattie D. Atherton and Ruth M. Parent, eighty-five (85) feet; and

NORTHWESTERLY by land now or formerly of Katherine E. Pareng one hundred twelve 35/100 (112.35) feet.

For Title reference see deed to be recorded herewith.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated September 11, 2020 and recorded in the Norfolk County Registry of Deeds in Book 38376, Page 398.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
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Present Holder of the Mortgage
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