

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 Kenneth T. Griffin to North Easton Savings Bank dated March 26, 2002, and recorded at the Bristol County Northern District Registry of Deeds at Book 10412, Page 265, 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 o'clock A.M. on the 25th day of February, 2014** at 188 Lincoln Street, Norton, MA 02766, all and singular the premises described in said mortgage,

To wit:

The land in Norton, Bristol County, Massachusetts, situated on the Northerly side of Lincoln Street, containing 18,000 square feet and being shown on a plan entitled "Land in Norton owned by Kenneth T. and Jean M. Griffin", scale 1 in. = 40 ft., dated October 25, 1963, drawn by Kenneth C. Hayward, Surveyor, which said plan is duly recorded in Bristol County North District Registry of Deeds.

Said premises are more particularly bounded and described according to said plan as follow:

Beginning at a drillhole in the Northerly line of said Lincoln Street, the same being situated 136.35 feet Easterly from an iron pipe in the Easterly line of Dean Street; thence North 19° 30' West 190 feet to a pipe; thence South 76° 08' East 144.20 feet to a pipe; thence South 19° 50' East 110 feet to a drillhole in the northerly line of said Lincoln Street, all of said last three courses being by land of said Kenneth T. Griffin et ux., thence South 70° 10' West by said Lincoln Street 120 feet to the point to beginning.

For title reference, see deed of Robert J. Griffin dated May 30, 1978 recorded in Bristol County North District Registry of Deeds in Book 1808, Page 76.

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.

In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference.

This property has an address of: 188 Lincoln Street, Norton, MA 02766

Together with all the improvements now or hereafter erected on the property and all easement, rights, appurtenances, rents royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this sale.

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 certified or bank check at the law offices of ISSADORE & ARONS LLP, 17 Accord Park Drive, Suite 100, Norwell, Massachusetts 02061, within thirty (30) days from the date of sale, time being of the essence. Deed will be provided to purchaser for recording upon receipt in full of the purchase price.

The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale-date by public proclamation at the time and date appointed for the adjourned sale date.

The premises is to be sold subject to and with the benefit of all easements, restrictions, leases, tenancies, and rights of possession, building and zoning laws, encumbrances, condominium liens, if any and all other claim in the nature of liens, if any there be.

In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of the Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of foreclosure, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder, provided that said second highest bidder shall deposit with the Mortgagee's attorneys, ISSADORE & ARONS LLP, 17 Accord Park Drive, Suite 100, Norwell, MA 02061, the amount of the required deposit as set forth herein within three (3) business days after written notice of the default of the previous highest bidder and title shall be conveyed to the said second highest bidder within twenty (20) days of said written notice.

If the second highest bidder declines to purchase the within described property, the Mortgagee reserves the right to purchase the within described property at the amount bid by the second highest bidder.

Other terms, if any, to be announced at time of sale.

Dated: December 27, 2013

NORTH EASTON SAVINGS BANK

By: David L. Arons, Esq.

Issadore & Arons LLP

17 Accord Park Drive, Suite 100

Norwell, MA 02061