

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Christopher Falco to Norwood Co-Operative Bank, dated January 31, 2018 and recorded at Plymouth County Registry of Deeds on January 31, 2018, in Book No. 49462, at Page 43, of which mortgage the undersigned is the present holder Deware Financial, LLC, by virtue of an Assignment of Mortgage recorded with Plymouth County Registry of Deeds on April 26, 2023, in Book No. 57856, at Page 82, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 2:00 PM, on June 7, 2023 on the mortgaged premises being known as 30-36 Belmont Street, Rockland, MA, being all and singular the premises described in said mortgage to wit:

A certain parcel of land with the buildings thereon situated on Belmont Street in Rockland, Plymouth County, Massachusetts, and being shown on a certain plan entitled "Plan of Land, Rockland, Mass., Oct.19, 1950, Lawrence C. House, Abington, Mass.," said plan being duly recorded with Plymouth Deeds, Plan Book 8, Page 357, and bounded and described as follows:

NORTHERLY by Belmont Street, 80.12 feet;

EASTERLY by land of Alice T. Owens, as shown on said plan, 81.39 feet;

SOUTHERLY by land of said Alice T. Owens, as shown on said plan, 5.50;

EASTERLY by land of said Alice T. Owens, as shown on said plan, 13.75 feet;

SOUTHERLY by land of Thomas A. Mitchel et al and by land of Eugene P. Sheehan, as shown on said plan, 75 feet;

WESTERLY by land of Charles N. Cudworth, as shown on said plan, 95.47 feet;

Containing 7, 595 square feet, according to said plan.

The premises are conveyed subject to and with the benefit of all right, restrictions and easements of record, if any, insofar as the same are now in force and applicable.

For Grantor's title reference, see deed of James P. Rosebach and Kristin M. Rosebach to be recorded simultaneously herewith.

Being the same premises as conveyed to the mortgagor by deed of James P. Rosebach and Kristin M. Rosebach, dated January 31, 2018, recorded at Plymouth County Registry of Deeds in Book 49462, Page 39.

The above described premises will be sold **SUBJECT TO** and with the benefit of all restrictions, easements, covenants, conditions, building and zoning laws, to any and all unpaid taxes, tax titles, water and sewer charges, municipal or other public taxes, assessments or liens, rights of tenants and parties in possession, if any.

TERMS OF SALE:

A deposit of \$7,500.00 DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The successful bidder will be required to execute an Auction Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid in cash, by certified check, by cashier's check, or other check satisfactory to Mortgagee's attorney within thirty (30) days thereafter at the offices of BARSH AND COHEN, P.C., Attorneys for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.

Dated: May 5, 2023

(signed:) Deware Financial, LLC
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil Cohen, Esquire
Attorney for the Mortgagee
500 Turnpike Street Suite 201, Canton, MA 02021
(617) 332-4700