

MORTGAGEES NOTICE OF SALE OF REAL ESTATE
247 County Road, Hanson, Massachusetts

By virtue, and in execution of the Power of Sale contained in a certain Mortgage given by Matthew Palermo to Hingham Institution for Savings dated February 20, 2007 and recorded with Plymouth County Registry of Deeds in Book 34153, Page 302-308, of which Mortgage the undersigned is the present holder, for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at **Public Auction, at 10:00 AM., on 18th day of October 2023 at the premises 247 County Road, Hanson, Massachusetts**, all and singular the premises described in said Mortgage, to wit:

Being Lot 15A shown on plan dated 5-12-98 and recorded in the Plymouth County Registry of Deeds as plan 615 of 1998 and recorded in Plan Book 41, page 588. Said lot contains approximately 620,773 square feet of land (14.25 acres). Subject to utility easement as shown on said plan and easements and restrictions of record.

For our title see deeds dated December 16, 1999 and recorded in Book 18138, Pages 29 and 30.

TERMS OF SALE:

All premises are to be sold subject to and with the benefit of all easements, restrictions building and zoning laws, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession.

In the event of any discrepancy between the description in said mortgage and the above description, the description in said mortgage shall control.

Said premises are to be sold and conveyed subject to and with the benefit of all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments federal and state tax liens, other liens and existing encumbrances of record created prior to the mortgage, if there be any, outstanding water and/or sewer charges, to covenants, rights reservations and/or other enforceable encumbrances of record created prior to the mortgage, to all tenancies and/or rights of parties in possession, and to rights or claims in personal property installed by tenants former tenants, or others now located upon the premises, and to right or claims of others now located upon the premises, if any of the aforesaid there be.

Said premises will also be sold subject to all laws and ordinances, including but not limited to zoning, applicable Massachusetts or local building and/or sanitary codes, and statutory requirements with respect to smoke detectors, lead paint, and rent control, as the same may be applicable. No representations, express or implied, are made with respect to any matter concerning the mortgaged premises which shall be sold "as is". Successful Bidder shall be responsible for any Transfer Fees.

A deposit of TWENTY THOUSAND DOLLARS AND 00 CENTS (\$ 20,000.00) shall be required to be paid to the mortgagee/holder in cash, by certified or banks cashier check at the

time and place of sale. The balance of the purchase price is to be paid in cash, by certified check or by banks cashier check in or within thirty (30 days) from the date of the sale.

TIME WILL BE OF THE ESSENCE.

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

Hingham Institution for Savings
Present Holder of said Mortgage,
By Its Attorneys,

Kevin W. Gaughen Jr., Esquire
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