

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Jay Styles Mechanical, Inc. to Crowd Lending Capital, LLC, dated March 2, 2022 and registered at Suffolk County Registry District of the Land Court on March 4, 2022, Document No. 931689, as noted on Certificate of Title No. 138472, of which mortgage the undersigned Webster Business Credit, A Division of Webster Bank, N.A. is the present holder, by virtue of an Assignment of Mortgage to Willard Street Capital, LLC dated May 30, 2023 and registered at Suffolk County Registry District of the Land Court on August 17, 2023, Document No. 946130, as noted on Certificate of Title No. 138472, and by virtue of an Assignment of Mortgage to Webster Business Credit, A Division of Webster Bank, N.A. dated May 30, 2023 and registered at Suffolk County Registry District of the Land Court on August 17, 2023, Document No. 946132, as noted on Certificate of Title No. 138472, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 1:00 PM, on January 18, 2024 on the mortgaged premises being known as 29-31 Westmore Road, Mattapan, MA, being all and singular the premises described in said mortgage to wit:

The land with the buildings thereon in that part of Boston formerly Dorchester, in the County of Suffolk and Commonwealth of Massachusetts, bounded and described as follows:

SOUTHEASTERLY: by Westmore Road, forty-five and 60/100 (45.60) feet;

SOUTHWESTERLY: by Lot 333, as shown on plan filed with Certificate of Title No. 18107, one hundred {100} feet;

NORTHWESTERLY: by Lot J as shown on plan filed with Certificate of Title No. 4425, forty-five and 60/100 {45.60} feet; and

NORTHEASTERLY: by Lot 330 as shown on said first mentioned plan, one hundred (100) feet.

Said land is shown as Lot 329 on a subdivision plan drawn by Barney B. Levy, Surveyor, dated January 27, 1925, as approved by the Court, filed in the Land Registration Office as Plan No. 1684-35B, a copy of a portion of which is filed with Certificate of Title No. 18107.

The above-described land is subject to the right reserved in deed from Wellington Holbrook et al, Trustees, to Georgia A. Harris, dated August 21, 1924, filed and registered as Document No. 54102.

Being the same premises as conveyed to the mortgagor by deed of Adine Latimore, as Personal Representative of the Estate of Charlesetta M. Hobson, dated April 3, 2022, registered at Suffolk County Registry District of the Land Court in Document No. 931687, as noted on Certificate of Title No. 138472.

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: December 27, 2023

(signed:) Webster Business Credit, A Division of  
Webster Bank, N.A.  
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