

**NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE**

Premises: 14 Nichols Road, Cohasset, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Alfred E. Slanetz and Carol J. Slanetz to Nathaniel S. Mason, Trustee of Sanford Financial Trust dated February 5, 2021 and recorded with the Norfolk County Registry of Deeds in Book 38970, Page 5 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 1:00 P.M. on November 14, 2024 at 14 Nichols Road, Cohasset, Massachusetts, all and singular the premises described in said mortgage,

The land with the buildings thereon, situated in Cohasset, Norfolk County, Massachusetts, shown as Lot No. 10 on a plan entitled "Sheet 2 of 2 Sheets, Subdivision Plan of Land in the Town of Cohasset, Submitted by William E. Poland" dated August 20, 1951, by Ernest W. Branch, Inc., Civil Engineers, 11 Adams Building, Quincy, said plan being recorded with Norfolk Deeds, Plan Book 170, Plan 524, said Lot No. 10 being bounded and described according to said plan as follows:

- SOUTHERLY by Nichols Road, one hundred thirty and 75/100 (130.75) feet;
- WESTERLY by Lot 14, as shown on said Plan, two hundred thirty-seven and 95/100 (237.95) feet;
- NORTHERLY by Lot 9, as shown on said Plan, one hundred thirty and 00/100 (130.00) feet; and
- EASTERLY by Lot 5, as shown on said Plan, two hundred twenty-four and 00/100 (224.00) feet.

Containing, according to said Plan, 30,027 square feet of land.

This conveyance is made subject to such rights, restrictions and easements of record as may be in force and applicable and also to the restrictions for the benefit of all other lots shown on the aforementioned plan contained in deed from William E. Poland et ux. to Laurentine C. Lyon, dated April 30, 1955, recorded in Norfolk County Registry of Deeds in Book 3364, Page 551.

Meaning and intending to convey and hereby conveying Mortgagors' title as described in deed of Raymond R. Cavanaugh and Jeanette M. Cavanaugh to Alfred E. Slanetz and Carol J. Slanetz dated November 21, 1996 and recorded with Norfolk County Registry of Deeds in Book 11600, Page 444.

Said premises to be sold and conveyed subject to and with the benefits 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 said mortgage or deed.

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 Ligris + Associates, P.C., 888 Washington Street, Suite 302, Dedham, MA 02026 within thirty (30) days from the date of sale. In the event of a typographical error or omission contained in this publication, the description of the premises contained in said mortgage shall control.

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

**Nathaniel S. Mason, Trustee of  
Sanford Financial Trust**  
Present holder of said mortgage

By its Attorneys,



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Clair A. Carlson, Jr.  
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