

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Sara Mae Waddell to Rockland Trust Company dated August 16, 2019 and recorded with Barnstable County Registry of Deeds in Book 32228, Page 173, and covering the premises located 41 White Rock Road, Brewster, Massachusetts (the "Premises") of which mortgage Rockland Trust Company 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 on **October 23, 2025** at 11:00 AM, at or upon the mortgaged premises located at 41 White Rock Road, Brewster, Massachusetts, more particularly described below, being all and singular the premises described in said mortgage, to wit:

The land being shown as Lot 6 on a subdivision plan of land entitled, "Subdivision Plan of Land prepared for White Rock Partners, LLC, 157 South Orleans Road, Brewster, MA Nov. 6, 2008, Scale 1"=40', prepared by Outermost Land Survey, Inc., Donald T. Poole, P.L.S., 3904 Main Street, Brewster, MA 02631, 508-255-0477," and recorded with the Barnstable County Registry of Deeds in Plan Book 633, Page 59.

The Mortgagee reserves the right to cancel the sale for any reason or postpone the sale to a later date by public announcement at the time and date appointed for the sale and to further postpone any adjourned sale date by public announcement at the time and date appointed for the adjourned sale date.

This property is subject to Affordable Housing Restrictions (the "Affordable Restrictions") recorded with Barnstable County Registry of Deeds as a Rider to Deed recorded in Book 32228, Page 154. Compliance with the Affordable Restrictions shall be the successful bidder's responsibility.

The premises will be sold subject to and with the benefit of all rights, restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, condo liens, assessments, Title 5 requirements, if applicable, tenancies, rights of possession, building and zoning laws, betterments, liens or claims and all other claims in the nature of liens, if any there be, insofar as the same are still in force and applicable to the premises.

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.

If the successful bidder at the foreclosure sale defaults in purchasing the property according to the terms of this notice of sale or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder (or other successive bidders, in order of their bid) provided that such other bidder deposits with Mortgagee's attorneys, Kline & Sanders, LLP, the amount of the required deposit as set forth below within three (3) business days after written notice of default of the previous highest bidder and title shall be conveyed to such other bidder within thirty (30) days of the default.

TERMS OF SALE: Ten Thousand and 00/100 Dollars (\$10,000.00) is to be paid in cash, certified check and/or bank cashier's check by the Purchaser at the time and place of sale. The balance of the purchase price is to be paid by the Purchaser by certified check and/or bank cashier's check within thirty (30) days thereafter at the offices of Kline & Sanders, LLP, 233 Needham Street, Suite 460, Newton, MA 02464.

Other terms to be announced at the sale.

ROCKLAND TRUST COMPANY,
the present holder of said mortgage
by its attorney,
KLINE & SANDERS, LLP
233 Needham Street, Suite 460
Newton, MA 02464
(617) 964-2200