

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Castle Sullivan, LLC to Kelly Family Realty Trust, dated May 9, 2022 and recorded at Plymouth County Registry of Deeds on May 11, 2022, in Book No. 58795, at Page 134, and registered at Plymouth County Registry District of the Land Court on May 11, 2022, as Document No. 831602, as noted on Certificate of Title No. 133852 , of which mortgage the undersigned is the present holder Kelly Family Realty Trust, 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 November 19, 2025 on the mortgaged premises being known as 175 Atlantic Avenue and 179 Atlantic Avenue, Hull, MA, being all and singular the premises described in said mortgage to wit:

Parcel I (Registered) 179 Atlantic Avenue, Hull MA

That certain parcel of land situate in Hull in the County of Plymouth and said Commonwealth, described as follows:

Being Lot 1 on subdivision plan #82140, drawn by Perkins Engineering, Inc., Surveyors, dated November 3, 1977 and filed with Certificate of Title No. 6494. Said lot is subject to any rights acquired by the Town of Hull by reason of two Takings, dated February 1, 1929, and July 6, 1942, filed and registered as documents #7494 and #20239, and also subject to an easement dated December 30, 1931, filed and registered as document# 10107.

For title to Parcel I see Deed Recorded herewith.

Parcel II (Recorded) 175 Atlantic Avenue, Hull MA

The land with the buildings thereon, situated in Hull, Plymouth County, Massachusetts, bounded and described as follows:

A certain lot of land with the buildings standing thereon known as the Gun Rock House situated in the Town of Hull and being Lot No. 46 on a plan entitled "Plan of Lands at Simons Farm in Hull", made by Quincy Bicknell and recorded with Plymouth County Deeds, Plan Book I, Page 50.

Said lot contains about 4,000 square feet and is bounded
NORTHERLY by the County Road, known as Atlantic Avenue;
EASTERLY by Lot No. 47 as shown on said plan;
SOUTHERLY by Lot No. 45 as shown on said plan; and
WESTERLY by a way 20 feet wide as shown on said plan.

Also another parcel of land adjoining the above-described parcel and bounded and described as follows:

A certain parcel of land situated in Hull containing about 1,200 square feet and being a portion of the Northwestern side of Lot No. 47 upon the plan referred to above and bounded and described as follows:

NORTHERLY: on the public highway known as Atlantic Avenue 12 feet

EASTERLY: on the remaining part of said Lot 47 measuring 100 feet to the Northerly line of Lot 45 as shown on said plan.

SOUTHERLY: on said Lot 45 a little more than 12 feet to the easterly line of Lot 45 as shown on said plan; and

WESTERLY: by said Lot 46, 99.7 feet.

AREA : 1,200 square feet of land, more or less.

Being the same premises as conveyed to the mortgagor by deed of Elizabeth A. Kelly and Gary R. Kelly, dated April 20, 2022, registered at Plymouth County Registry District of the Land Court on May 11, 2022

in Document No. 831601, as noted on Certificate of Title No. 133852 and recorded at May 11, 2022, at Plymouth County Registry of Deeds in Book No. 56795, at Page 130.

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 \$20,000.00 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: October 13, 2025

(signed:) Kelly Family Realty Trust
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil Cohen, Esquire
Attorney for the Mortgagee
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