

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Manuel Carreiro to Rockland Federal Credit Union, dated December 10, 2021 and recorded at Plymouth County Registry of Deeds on December 10, 2021, in Book No. 56151, at Page 291, of which mortgage the undersigned is the present holder Rockland Federal Credit Union, 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 January 27, 2026 on the mortgaged premises being known as 220 Bedford Street Unit G-1 a/k/a Unit 73, Bridgewater, MA, being all and singular the premises described in said mortgage to wit:

Condominium Unit No. 73 ("Unit") in the Grayson Building of that certain condominium known as the Fox Run - Bridgewater condominium ("Condominium"), situated at 220 Bedford Street, Bridgewater, Plymouth County, Massachusetts, created by Master Deed dated May 10, 1972, recorded with Plymouth County Registry of Deeds in Book 26569, Page 89, as amended of record, together with the percentage interest in the common areas and facilities of said Condominium appertaining to said Unit as provided for in said Master Deed.

Said Unit are conveyed subject to and with the benefit of:

1. The provisions of Massachusetts General Laws, Chapter 183A; easements, restrictions, covenants, reservations, terms and conditions contained or referred to in said Master Deed, and the Declaration of Trust and By-Laws Fox Run - Bridgewater Condominium Trust dated May 10, 1972, recorded with Plymouth County Registry of Deeds in Book 3776, Page 178, and any rules and regulations promulgated thereunder and the obligations thereunder, all as may be amended.
2. Easement to New England Telephone and Telegraph Company recorded with Plymouth County Registry of Deeds in Book 3718, Page 647.
3. Easement to Brockton Edison Company recorded with Plymouth County Registry of Deeds in Book 3727, Page 613.

Being the same premises as conveyed to the mortgagor by deed of Jason Schmid, dated December 8, 2021, recorded at Plymouth County Registry of Deeds on December 10, 2021 in Book No. 56151, at Page 288.

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 22, 2025

(signed:) Rockland Federal Credit Union
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil Cohen, Esquire
Attorney for the Mortgagee
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(617) 332-4700