

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage Deed and Security Agreement ("Mortgage") dated January 17, 2025 from Timothy Duphily, as Trustee of the RAIT Trust to BTF Properties, LLC and AJZoom Investments LLC, said Mortgage recorded with the Plymouth County Registry of Deeds in Book 59631, Page 264, and 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 **11:00 a.m. on the 19th day of February, 2026** on the premises at 190 Center Street, Middleboro, Massachusetts, all and singular the premises described in said mortgage.

To wit:

Property Address: **190 Center Street, Middleboro, MA 02346**

The following described real estate situated on the Southerly side of Center Street, Middleborough, Plymouth County, Massachusetts:

Beginning at a corner in the Southerly line of Center Street, which is also a corner in the line

of land formerly known as the Bon Mode property; thence

Northwesterly by said Center Street 72 feet to the line of land formerly of the late Orphelia R. Smith; thence

Southwesterly in the line of said Smith's land 132 feet to a stake; thence

In line of land formerly of the Late Philander Washburn 72 feet to a stake for a corner; thence

In line of land of said Bon Mode property 132 feet to the bound first mentioned.

For Title Reference see Deed recorded in Plymouth County Registry of Deeds, Book 59631, Page 261.

Premises to be sold and conveyed subject to and with the benefit 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 and rights of any tenants and parties in possession, if there be any, 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 the deed. The successful bidder will pay all costs of recording the foreclosure deed and any other foreclosure documents including, without limitation, all state and county excise stamp fees, and shall also be responsible for any Title V inspection and repair requirements.

Terms of sale: A deposit of Fifteen Thousand and 00/100 Dollars (\$15,000.00) 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 to Law Offices of Robert Philip Hilson, 175 Derby Street, Suite 12, Hingham, Massachusetts 02043, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

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

Timothy Duphily, Trustee
RAIT Trust
Present holder of said mortgage
By his Attorney,
Law Offices of Robert Philip Hilson
175 Derby Street, Suite 12
Hingham, Massachusetts 02043