

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Kenneth A. Hatch to Mayflower Co-Operative Bank, dated April 24, 2010 and recorded at Plymouth County Registry of Deeds on April 27, 2010, in Book No. 38461, at Page 152, of which mortgage the undersigned is the present holder Rockland Trust Company successor by merger with Mayflower Co-Operative Bank, 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 May 7, 2026 on the mortgaged premises being known as 123 Pleasant Street, Middleboro, MA, being all and singular the premises described in said mortgage to wit:

The land, with the buildings thereon, situated in Middleboro, Plymouth County, Massachusetts, on the Westerly side of Pleasant Street, bounded and described as follows:

Beginning at a corner of the stone wall on the Westerly side of Pleasant Street, said point of beginning being further identified as being the Northeasterly corner of a parcel of land owned by Wilbur C. Hatch by deed dated October 23, 1953 from Stanley W. Hatch and Laura C. Hatch, said deed recorded in the Plymouth County Registry of Deeds in Book 2305, Page 223;

Thence Northeasterly by a stone wall and the Westerly side of Pleasant Street, 186.80 feet;

Thence North 81° 24' 23" West along remaining land of Wilbur C. Hatch and Kenneth A. Hatch, 126.28 feet to an iron pipe;

Thence South 8° 30' 37" West still by remaining land, 173.56 feet to an iron pipe in a stone wall for a corner;

Thence Southeasterly along said stone wall and land of Wilbur C. Hatch obtained by deed dated October 23, 1953 as mentioned above 139,24 feet to the Westerly side of Pleasant Street and the point of beginning,

The above described premises are conveyed together with benefit of and subject to all rights, rights of way, restrictions, easements and reservations of record if the same are in force and applicable.

For title, see the deed of Wilbur C. Hatch dated June 8, 1964 and recorded in Plymouth County Registry of Deeds, Book 311 S, Page 370; also see the deed of Laura C. Hatch to Kenneth A. Hatch and Wilbur C. Hatch dated March 27, 1963 and recorded in Plymouth County Registry of Deeds, Book 3035, Page 308. Reference may also be had to the deed of Kenneth A. Hatch to Kenneth A. Hatch and Helen E. Hatch dated June 7, 1974 and recorded in Book 3994, Page 35.

The above described premises are conveyed together with the right to use the well situated on premises owned by these mortgagors and adjacent to the premises hereinbefore described.

Being the same premises as conveyed to the mortgagor by deed of Kenneth A. Hatch and Wilbur C. Hatch, dated July 21, 1989, recorded at Plymouth County Registry of Deeds on August 2, 1989 in Book No. 9281, at Page 69.

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: April 7, 2026

(signed:) Rockland Trust Company successor by
merger with Mayflower Co-Operative Bank
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil S. Cohen, Esquire
Attorney for the Mortgagee
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