

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 101 Chestnut Street, Easton, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Richard A. Young and Jennifer M. Young to Nathaniel S. Mason, Trustee of Sanford Financial Trust dated May 9, 2017 and recorded with the Bristol County (Northern District) Registry of Deeds in Book 23744, Page 61 of 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 1:00 P.M. on July 7, 2026 at 101 Chestnut Street, Easton, Massachusetts, all and singular the premises described in said mortgage,

That certain parcel of land with the building and improvements thereon situate in Easton, Bristol County, Massachusetts, shown as Lot 6 on a plan entitled "Plan of Land, Chestnut Street, Easton, Hutchins-Trowbridge Associates", dated February 3, 1999 and recorded with Bristol North Registry of Deeds in Plan Book 379, Page 32.

Said Lot 6 contains 40,060 square feet of land, more or less, according to said plan.

Said conveyance is made subject to all easements, restrictions, covenants, encumbrances, taking and rights of way of record insofar as the same may be in force and applicable.

Meaning and intending to convey and hereby conveying Mortgagors' title as described in deed of Ernest Whitaker to Jennifer M. Young and Richard A. Young dated December 15, 2015 and recorded with Bristol North District Registry of Deeds in Book 22707, Page 50.

Said premises to be sold and conveyed subject to and with the benefits 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 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 said mortgage or deed.

Terms of Sale: A deposit of Ten Thousand Dollars (\$10,000) 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 at the Law Offices of Ligris + Associates, P.C., 888 Washington Street, Suite 302, Dedham, MA 02026 within thirty (30) days from the date of sale. In the event of a typographical error or omission contained in this publication, the description of the premises contained in said mortgage shall control.

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

Nathaniel S. Mason,
Trustee of Sanford Financial Trust
Present holder of said mortgage

By its Attorneys,

Clair A. Carlson, Jr.
Ligris + Associates, P.C.
888 Washington Street, Suite 302
Dedham, MA 02026
(617) 274-1500 Ext. 1545