

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Lance R. Norwood and Kristie Norwood to Rockland Trust Company, dated September 25, 2023 and recorded at Plymouth County Registry of Deeds on September 25, 2023, in Book No. 58306, at Page 1, of which mortgage the undersigned is the present holder Rockland Trust Company, 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 October 6, 2026 on the mortgaged premises being known as 34 Old Farm Road, Marshfield, MA, being all and singular the premises described in said mortgage to wit:

A certain parcel of land with the buildings thereon situated in Marshfield, Plymouth County, Massachusetts, being shown as Lot 13 on a plan entitled "Subdivision Plan of Lots in Marshfield, Massachusetts, surveyed for Charles C. Nardone, Inc., dated September 14, 1966, Stenbeck & Taylor, Engineers," said plan duly recorded with Plymouth County Registry of Deeds as Plan No. 160 of 1967 in Plan Book 14, Page 397, being bounded and described according to said plan as follows:

WESTERLY by Old Farm Road, one hundred twenty-five and 00/100 (125.00) feet;

NORTHERLY by Lot 12, one hundred sixty and 00/100 (160.00) feet;

EASTERLY by land of Camp Cedar Crest, Inc., one hundred twenty-five and 00/100 (125.00) feet; and

SOUTHERLY by Lot 14, one hundred sixty and 00/100 (160.00) feet.

Containing 20,000 square feet.

There is conveyed herewith a right of way for all purposes for which public ways may now or hereafter be used in the Town of Marshfield over the way shown as Old Farm Road on said plan, to be used in common with others lawfully entitled thereto, as appurtenant to said lot.

Being the same premises as conveyed to the mortgagor by deed of Janet G. Hood, dated September 25, 2023, recorded at Plymouth County Registry of Deeds in Book No. 58305, at Page 346.

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: August 13, 2026

(signed:) Rockland Trust Company
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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(617) 332-4700