

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Gregory A. Horton and Diane Horton to Bristol County Savings Bank dated September 25, 2015 and recorded in the Bristol County (Northern District) Registry of Deeds at Book 22547, Page 87, of which mortgage Bristol County Savings Bank 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 10:00 a.m. on June 27, 2019, on the mortgaged premises located at 47 Metacommitt Drive, Attleboro, Bristol County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land at Metacommitt Drive, Attleboro, Bristol County, Massachusetts being shown as Lot 6 on a plan entitled "Sachem Woods Modified Subdivision Plan of Land in Attleboro, MA," dated April 16, 1988, revised May 23, 1988 and June 17, 1988, by Ross Engineering Company, Inc. Consulting Engineers Land Surveyors, recorded with Bristol North District Registry of Deeds in Plan Book 273, Plan 17.

SAID PREMISES ARE SUBJECT TO THE FOLLOWING ENCUMBRANCES:

1. Title to and right to public and so much of the premises as lies within Metacommitt Drive.
2. Declaration of Sachem Woods Detention Pond Trust, dated June 30, 1988, recorded with said Deeds, Book 3850, Page 268.
3. Scheme of common restrictions, dated July 14, 1988, recorded with said Deeds, Book 3856, Page 57.
4. Easement from Kerry A. Horman and C. Jerry Ragosa, co-partners D/B/A Horman Flanning and Development Company to New England Telephone and Telegraph Company, dated November 23, 1988, recorded with said Deeds, Book 3985, Page 184.
5. Order of Conditions pursuant to Massachusetts Wetland Protection Act, dated April 19, 1988, recorded with said Deeds, Book 4244, Page 212, as affected by Certificate of Compliance, recorded with said Deeds, Book 4244, Page 216.

For title, see deed recorded with the Bristol County (Northern District) Registry of Deeds in Book 22547 Page 85.

These premises will 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 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.

TERMS OF SALE

A deposit of Five Thousand (\$5,000.00) Dollars by cash, 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 Vieira & DiGianfilippo Ltd., 480 Turnpike Street, South Easton, Massachusetts 02375, 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. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

BRISTOL COUNTY SAVINGS BANK
Present holder of said mortgage

By its Attorneys,
VIEIRA & DIGIANFILIPPO LTD.
480 Turnpike Street
South Easton, MA 02375
(508) 238-2510