

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 Lapierre Realty, LLC to Bristol County Savings Bank dated January 4, 2006 and recorded in the Bristol County Northern District Registry of Deeds at Book 15526 Page 292, 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 October 17, 2019, on the mortgaged premises located at 87 and 97 Emory Street, Attleboro, Bristol County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

Parcel 1

Beginning at a stone bound at the southwest corner of the intersection of Emory Street and Forest Street; thence westerly by Emory Street 85.04 feet to land now or formerly of Wheaton; thence southerly by a right angle 102.92 feet by land now or formerly of Wheaton to a point in the northerly side of Parcel #2 described below; thence easterly by said Parcel #2, 87.59 feet to a drill hole in a stone on the westerly side of Forest Street; thence northerly by Forest Street 101.82 feet to the stone bound at the point of beginning.

Parcel 2

Beginning at a drill hole in a stone on the westerly side of Forest Street at the southeasterly corner of Parcel #1 described above; thence southerly by Forest Street 80.18 feet to a stone bound; thence westerly by land now or formerly of Redding and land now or formerly of Lincoln 119.13 feet to a stone bound; thence northerly by land now or formerly of Dexter 80.32 feet to a stone bound; thence easterly by land now or formerly of Wheaton and by Parcel #1 described above to the westerly side of Forest Street at the point of beginning.

Parcel 3

Beginning at a stone bound set in the southerly line of Emory Street at a point 167.05 feet westerly therein from the westerly line of Forest Street, said point being the northeasterly corner of land now or formerly of Everett O. Dexter; thence by an interior angle $91^{\circ} 26'$ southerly by land now or formerly of said Dexter 104.20 feet to a stone bound for a corner; thence by an interior angle $88^{\circ} 39'$ a distance of 84.66 feet easterly to a point for a corner; thence northerly 102.92 feet to a point in the southerly line of Emory Street; thence by an interior angle of 90° a distance of 82.05 feet along the southerly line of Emory Street to the point of beginning. Containing 8,590 square feet of land, more or less.

Said Parcels are further described as parcels "A", "B", and "C" on a plan of land entitled "Plan of Wheaton Land, Attleboro, Mass. Nov 1960, W.T. Whalen Eng. Co. 1" = 20'" which plan is duly recorded in the Bristol County Northern District Registry of Deeds in Plan Book 77, Page 28.

Property address: 87 and 97 Emory Street, Attleboro, MA 02703

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 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