

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 Joseph M. Loud and Amy L. Loud to Bristol County Savings Bank dated December 30, 2016 and recorded in the Barnstable County Registry of Deeds at Book 30202, Page 232, 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 24, 2019, on the mortgaged premises located at 382 Lake Shore Drive, Sandwich, Barnstable County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land, with the buildings thereon, situated in Sandwich, Barnstable County, Massachusetts, described as follows:

Being shown as LOT 49 on a plan of land entitled: "Subdivision Plan of Land in South Sandwich, Mass. Marston Mills-Barnstable, Mass. Designed for Long Pond, Inc. by Crowell & Taylor Corp. 89 Willow Street, Yarmouthport, Mass. Scales index sheet 1" = 100', Sheets 2 & 3, 1" = 40' February 1973," which said plan is duly recorded with the Barnstable County Registry of Deeds in Plan Book 273, Pages 86-88.

Subject to, and with the benefit of all rights, restrictions, easements, appurtenances, reservations and rights of way of record, insofar as the same may be in force and applicable.

For title reference, see deed recorded with the Barnstable County Registry of Deeds in Book 30202 Page 230.

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