

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 Daniel J. Carter to Bristol County Savings Bank dated July 22, 2015 and recorded in the Bristol County (Northern District) Registry of Deeds at Book 22429, Page 135, 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 February 20, 2020, on the mortgaged premises located at 170 Highland Street, Unit 115-A, Taunton, Bristol County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The "Unit" known as Unit No. 115A, having a post office address of 170 Highland Street, Unit #115-A, Taunton, Massachusetts, in a condominium known as King Phillip Manor Condominium and established pursuant to Massachusetts General Laws, Chapter 183A, as amended, by Master Deed dated August 17, 1983 and recorded with Bristol North Registry of Deeds in Book 2359, Page 174.

Together with an undivided percentage interest in the common areas and facilities of said Condominium and together with the rights, if any, to exclusive use of the common areas and facilities of said Condominium as more fully set forth in the aforesaid Master Deed and the Unit Deed.

Together with the benefit of, and subject to, the easements, restrictions, conditions, rights and obligations set forth or referred to in said Master Deed, Unit Deed and provisions of the King Phillip Manor Condominium Trust, its by-laws and Rules and Regulations, recorded with said Registry of Deeds, as the same may from time to time be amended by instruments of record.

For title, see deed recorded with the Bristol County (Northern District) Registry of Deeds in Book 19299 Page 221.

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