

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 Spero C. Deamantopoulos, a/k/a Spero Deamantopoulos and Barbra M. Deamantopoulos, a/k/a Barbra Deamantopoulos and a/k/a Barbara Marie Deamantopoulos to Patricia A. Flatley dated February 24, 2016 and recorded in the Norfolk County Registry of Deeds in Book 33905, Page 145, of which mortgage Patricia A. Flatley 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 March 13, 2020, on the mortgaged premises located at 21 Palomino Lane, Westwood, Norfolk County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land with the buildings thereon in Westwood, Massachusetts, Norfolk County, Massachusetts, shown as Lot 79 on a plan entitled: "Tower Estates Plan of Land in Westwood, Mass." Dated February 5, 1963, revised November 15, 1966 by Norwood Engineering Co., Inc., Civil Engineers, recorded with Norfolk County Registry of Deeds as Plan 471, of 1697, Plan Book 222, and bounded and described as follows:

NORTHEASTERLY by Palomino Lane, 155 feet;
SOUTHEASTERLY by Lot 80 on said Plan, 237.64 feet;
SOUTHWESTERLY by Lots 73 and 74 on said Plan, 161.13 feet; and
NORTHWESTERLY by Lot 78 on said plan, 281.67 feet.

Containing 40,247 square feet.

This conveyance is made together with the right to use Perry Drive, Porter Street from the northeasterly side of Perry Drive to the southwesterly side of Walker Road, Walker Road to Porter Street to the northeasterly side of Palomino Lane, and all of Palomino Lane, all as shown on said plan for all usual purposes for which a street or way now or hereafter to be used in the Town of Westwood, and the right to connect to and use all pipes, wires and utilities of every kind located below or above the said streets and granted portions of said streets, and there is expressly excluded from this deed the right to use any other portion of said streets or any other streets or ways shown on said Plan, and all these rights are conveyed for use in common with the grantor and other to whom the grantor may grant the same.

This conveyance is made subject to grant to Dedham Water Company, recorded with said Deeds, Book 4603, Page 251 and to the restrictions contained in deed from Glacier Sand and Stone Co., Inc. recorded with said Deeds at Book 4585, Page 379.

For title see Deed recorded in Norfolk County Registry of Deeds in Book 24831, Page 392.

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.

These premises will also be sold and conveyed subject to a mortgage given by Spero C. Deamantopoulos and Barbara M. Deamantopoulos to Mortgage Electronic Registration Systems, Inc. as nominee for Provident Funding Group, Inc. dated January 18, 2012 in the amount of \$330,000.00 recorded in the Norfolk County Registry of Deeds in Book 29573, Page 402 and assigned to Provident Funding Associates, L.P. by Assignment of Mortgage dated July 5, 2016 and recorded in Book 34257, Page 435, as affected by a Loan Modification Agreement dated August 9, 2018 and recorded in Book 36264, Page 407.

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.

PATRICIA A. FLATLEY
Present holder of said mortgage

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