

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 A.R. Plante Holdings of West Bridgewater, LLC to James E. Shalek, Trustee of 401 Pleasant Street Nominee Trust, dated December 17, 2015 and recorded in the Plymouth County Registry of Deeds in Book 46401, Page 65, of which mortgage James E. Shalek, Trustee of 401 Pleasant Street Nominee Trust 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 24, 2020, on the mortgaged premises located at 403 Pleasant Street, West Bridgewater, Plymouth County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land in West Bridgewater, Plymouth County, Massachusetts, shown as Lot 11A on a plan entitled, "Plan of Land in West Bridgewater, MA" dated October 9, 2015, prepared for 401 Pleasant Street Nominee Trust, prepared by Landmark Site Design and recorded with Plymouth County Registry of Deeds as Plan No. 503 at Book 60, Page 42. Said Lot 11A contains 201,865 square feet of land, more or less, according to said plan.

Together with the right to use all ways on the above mentioned plan, in common with others lawfully entitled thereto as ways are commonly used within the Town of West Bridgewater.

The premises are conveyed subject to all restrictions of record so far as they do not interfere with the use of the premises as intended.

For title, see deed recorded with the Plymouth County Registry of Deeds at Book 46401, Page 63.

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.

James E. Shalek, Trustee
401 Pleasant Street Nominee Trust
Present holder of said mortgage

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