

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 471 Main Street, Fairhaven, Massachusetts

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Gardner P. Kendrick, Jr. to Southern Mass Credit Union, said mortgage dated August 26, 2013, and recorded in the Bristol County (Southern District) Registry of Deeds on August 30, 2013 in Book 10885 at Page 286, of which Alltrust Credit Union f/k/a Southern Mass Credit Union is the present holder, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on July 21, 2022, at 1:00 p.m. Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

LEGAL DESCRIPTION

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

Property: 471 Main Street, Fairhaven, Massachusetts

The land with any buildings thereon in Fairhaven, Bristol County, Commonwealth of Massachusetts, bounded and described as follows:

Being Lot 2 on a Plan entitled: "Approval Not Required Plan of Land located in Fairhaven, MA prepared for Garner P. Kendrick" Kenneth R. Ferreira Engineering, Inc. July 13, 2009, Scale 1" = 20'. Containing 7,306 square feet of land, more or less according to said plan recorded with Bristol County Registry of Deeds in Plan Book 165, Page 23.

Being a portion of the same premises conveyed to the herein named mortgagor (s) by deed recorded with Bristol County South District Registry of Deeds in book 3797, Page 298.

The premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, reservations, conditions, 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. The premises are also sold subject to all tenancies and/or rights of parties in possession.

TERMS OF SALE

A deposit of Ten Thousand Dollars (\$10,000.00) by cash, certified or bank check will be required to be paid by the purchaser at the time and place of sale. The Mortgagee and its authorized representatives shall not be required to pay the deposit to bid. The balance is to be paid by certified or bank check at the law offices of Lonardo Forte & Trudeau, LLP, 2980 West Shore Road, Warwick, RI 02886 within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt of the full purchase price.

Other terms to be announced at the sale.

Alltrust Credit Union f/k/a
Southern Mass Credit Union
Present holder of the mortgage

By its attorneys
Lonardo Forte & Trudeau, LLP
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Warwick, RI 02886
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