

## 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 **Antonio Lopes to Sovereign Bank, now known as Santander Bank, N.A.**, dated August 9, 2006, and recorded in the Bristol County Registry of Deeds, Southern District in Book 8446, Page 253, of which mortgage Amos Financial LLC is the present holder by an assignment recorded with the Bristol County Registry of Deeds, Southern District in Book 11155, Page 347, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 11 a.m. on August 18, 2022 at 26 Peckham Street, New Bedford, Bristol County, MA, 02121, all and singular the premises described in said mortgage:

TO WIT:

BEGINNING at the northeast corner of said lot in the south line of Peckham Street and distant westerly two hundred twenty (220) feet from the west line of County Street;

thence WESTERLY in said line of Peckham Street, forty (40) feet;

thence SOUTHERLY one hundred and sixteen (116) feet;

thence NORTHERLY one hundred sixteen (116) feet to the said south line of Peckham Street and the place of beginning;

Containing seventeen and 04/100 (17.04) square rods, more or less.

FOR TITLE, see deed from Luis A. Ortiz and David L. Ortiz, dated November 6, 1997 and recorded in the Bristol County (S.D.) Registry of Deeds Book 3981, Page 167

The address of the above property is 26 Peckham Street, New Bedford, MA, 02121.

### **TERMS OF SALE:**

The highest bidder in the sale of the premises shall deposit a bank treasurer's check, or certified check in the amount of Twenty Thousand Dollars (\$20,000) at the time and place of the sale of the premises as a non-refundable earnest money deposit towards the purchase price to be held at the option of the Mortgagee as liquidated damages for any default by the successful bidder. The balance is to be paid by certified or bank check to Joseph Perl, Attorney at Law, 203 Arlington St., Suite 2, Watertown, MA 02472, whose phone number is 781-704-7047, 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 successful bidder shall be required to sign a Memorandum of Sale at the public auction containing the terms herein and any additional terms set forth in the Memorandum of Sale or announced at the public auction. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

In the event that the successful bidder at the public auction fails to perform in the time specified to purchase the premises, the Mortgagee reserves the right, at its sole election, to sell the premises by foreclosure deed to the other qualified bidders, in descending order beginning with the next highest bidder, provided that in each case the next highest bidder delivers to Mortgagee the amount of the required deposit within three (3) business days after written notice of the default of the previous highest bidder and promptly executes a Memorandum of Sale providing for performance within thirty (30) days of execution. Mortgagee also reserves the right, at its sole election, to assume the bid of any defaulting or declining bidder. The Mortgagee reserves the right to postpone this sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Other terms, if any, to be announced at the sale.

Amos Financial LLC  
Present holder of said mortgage  
By its attorney,

Joseph Perl, Esq.  
Law Office of Joseph Perl  
203 Arlington St., Suite 2  
Watertown, MA 02472  
781-704-7047