

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 **Jacquelin James to Sovereign Bank, now known as Santander Bank, N.A.**, dated December 19, 2005, and recorded in the Suffolk County Registry of Deeds in Book 38858, Page 44, of which mortgage Amos Financial LLC is the present holder by an assignment recorded with the Suffolk County Registry of Deeds in Book 53355, Page 214, 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 16, 2022 at 1073 River Street, Hyde Park (Boston), Suffolk County, MA, 02136, all and singular the premises described in said mortgage:

TO WIT:

That certain piece or parcel of land, and the buildings and improvements thereon,:

In the Town of Hyde Park

Count of: Suffolk

and State of: MASSACHUSETTS

and being more particularly described in a deed recorded in

Book 36887

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of the SUFFOLK County, City of Hyde Park

which property is more commonly known as

1072 River St APT 3, HYDE PARK, MA 02136

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, rights, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Mortgage. All of the foregoing is referred to in this Mortgage as the "Property".

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