

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 63 Legion Parkway, Brockton, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain "Commercial Mortgage, Security Agreement and Assignment of Leases and Rents" given by S-63 LEGION PARKWAY REALTY TRUST, STAMATOS FAMILY PROPERTIES, LLC., Trustee; to DESPINA NICKOLAKAKOS, as Trustee of the NICKOLAKAKOS FAMILY TRUST dated January 15, 2014 and recorded at the Plymouth County Registry of Deeds in Book 44008, Page 248,

For breach of the conditions of said Mortgage, and for the purpose of foreclosing the same; there will be sold at Public Auction at 12:00 PM local time on the 5th day of August, 2022 A.D., all and singular, the premises described in said Mortgage, to wit:

That certain parcel of land with the buildings thereon located on the northerly side of Legion Parkway in Brockton, Plymouth County, Ma., and being shown as Lot- 1 on a plan entitled "Plan of Land on Legion Parkway in Brockton, Massachusetts Outback Engineering, Incorporated Dated: August 9, 2004" said plan being recorded herewith; Lot-1 containing 6,633 sq. ft according to said plan.

Said premises are conveyed subject to the owners of Lots 2&3 on said plan to use the 10' wide and 4' wide access easements as shown on said plan for access across the rear and side of the building located on Lot 1 for access to Legion Parkway. Said premises are conveyed subject to and with the benefit of a party wall agreement as follows: The owners of lots 1+2 agree to share equally the maintenance of the party wall which connects the building on Lots 1 + 2 as shown on the aforementioned plan.

For title reference see Deed dated January 15, 2014 and recorded at Plymouth County Deeds in Book 44008, Page 246.

This land is to be conveyed subject to easements, restrictions and reservations of record, real estate taxes currently outstanding and currently due or not yet due and payable; zoning laws, regulations and ordinances of municipal and other governmental authorities, if any, to the extent that the same are in force and applicable.

Being the same premises described in that certain aforesaid Deed dated: January 15, 2014 and recorded at said Plymouth County Registry of Deeds in Book 44008, Page 246.

TERMS OF SALE:

A deposit of Ten Thousand (\$10,000.00) dollars in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Contract/Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within 30 (thirty) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by oral or written announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney. The description of the premises contained in said Mortgage shall control in the event of an error in this publication.

The property is sold in "as-is" condition with all faults subject to all easements, restrictions, encumbrances, zoning, taxes, assessments and/or other matters of record. Any announcements made on the day of sale shall take precedence over any previous written material or oral statements made.

TIME WILL BE OF THE ESSENCE.

NICKOLAKAKOS FAMILY TRUST, by its attorney,

Alfred Wolsky BBO Nr. 533060

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