

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 39 Rockwell Avenue, Brockton, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Walter Brutley to Bank of America, N.A. and now held by Bank of America, N.A., said mortgage dated June 1, 2017, and recorded in the Plymouth County Registry of Deeds in Book 48531, Page 60, of which mortgage the undersigned 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 April 30, 2024 at 10:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

THE LAND WITH THE BUILDINGS THEREON, SITUATED IN BROCKTON, PLYMOUTH COUNTY, MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS: NORTHWESTERLY BY ROCKWELL AVENUE, FIFTY-FIVE AND 19/100 (55.19) FEET; NORTHERLY BY THE JUNCTION OF SAID ROCKWELL AVENUE AND HOPE STREET MEASURING ON THE SOUTHERLY CURVING LINE THEREOF, EIGHTY-SEVEN AND 15/100 (87.15) FEET; SOUTHEASTERLY BY LAND NOW OR FORMERLY OF LINCOLN A. SHAW ET UX, EIGHTY-TWO AND 93/100 (82.93) FEET; AND SOUTHWESTERLY BY GOT NO. 2 ON THE PLAN HEREINAFTER MENTIONED, ONE HUNDRED ONE AND 88/100 (101.88) FEET. ALL OF SAID BOUNDARIES ARE DETERMINED BY THE COURT TO BE LOCATED AS SHOWN ON PLAN 129804A. DRAWN BY HAYWARD-HAYWARD & BOYNTON, SURVEYORS, DATED FEBRUARY 23, 1960, AS MODIFIED AND APPROVED BY THE COURT, FILED IN THE LAND REGISTRATION OFFICE, A COPY OF A PORTION OF WHICH IS FILED WITH CERTIFICATE OF TITLE NO. 29603, AND THE ABOVE DESCRIBED LAND IS SHOWN AS LOT 1 ON SAID PLAN. ALSO, A CERTAIN PARCEL OF UNREGISTERED LAND SITUATED IN SAID BROCKTON ADJOINING THE ABOVE DESCRIBED PARCEL ON THE EASTERLY SIDE THEREOF CONTAINING 1,360 SQUARE FEET AND IS SHOWN AS PLOT #3, ROPE STREET ON THE CITY OF BROCKTONS ASSESSORS PLAN 1142. SAID PARCEL IS BOUNDED AS FOLLOWS: EASTERLY BY HOPE STREET, ONE HUNDRED EIGHT (108) FEET; SOUTHERLY BY LAND NOW OR FORMERLY OF ADA F. SIMONS, TWENTY-FIVE AND 20/100THS (25.20) FEET; WESTERLY BY OTHER LAND OF SAID SIMMONS, ONE HUNDRED TEN AND 90/100 (110.90) FEET, ALL OF THE SAID DISTANCES BEING THE SAME MORE OR LESS.

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

For Mortgagor's Title see deed dated April 22, 1987, and recorded in Book 7640, Page 273 with the Plymouth County Registry of Deeds.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

TEN THOUSAND (\$10,000.00) Dollars of the purchase price must be paid by a certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid by a certified check, bank treasurer's or cashier's check within forty-five (45) days after the date of sale.

Other terms to be announced at the sale.

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Present Holder of the Mortgage
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