

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 Christopher M. Attaya and Crystal L. Attaya to Bristol County Savings Bank dated December 8, 2017 and recorded in the Barnstable County Land Court, Document Number 1,336,153 on Certificate of Title Number 214873, of which mortgage Bristol County Savings Bank is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 11:00 a.m. on April 17, 2024, on the mortgaged premises located at 39 Siasconset Drive, Sagamore Beach, Barnstable County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land, with the buildings thereon, situated in Sagamore Beach in the Town of Bourne, Barnstable County, Massachusetts, described as follows:

LOT 27

ON LAND COURT PLAN 18205-B (Sheet 3)

Subject to, and with the benefit of all rights, restrictions, easements, appurtenances, reservations and rights of way of record, insofar as the same may be in force and applicable.

For title reference, see Deed recorded in Barnstable County Land Court as Document Number 1,336,152 on Certificate of Title Number 214873.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, 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.

TERMS OF SALE

A deposit of Five Thousand (\$5,000.00) Dollars by cash, certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Vieira & DiGianfilippo Ltd., 480 Turnpike Street, South Easton, Massachusetts 02375, 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 description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

BRISTOL COUNTY SAVINGS BANK
Present holder of said mortgage
By its Attorneys,
VIEIRA & DIGIANFILIPPO LTD.
480 Turnpike Street
South Easton, MA 02375
(508) 238-2510