

**NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE**

Premises: 212 Massachusetts 28, Harwich, Massachusetts a/k/a 212 Route 28, Harwich, Massachusetts

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by West Harwich Holdings LLC to Paradyne Secured Income Fund SPE I, LLC said mortgage dated March 31, 2023, and recorded in the Barnstable County Registry of Deeds on April 10, 2023 in Book 35722 at Page 271, of which Paradyne Secured Income Fund SPE I, LLC 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 June 27, 2024, at 3:00 p.m. Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

**LEGAL DESCRIPTION**

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

Property: 212 Massachusetts 28, Harwich, Massachusetts a/k/a 212 Route 28, Harwich, Massachusetts

**PARCEL I:**

BEGINNING at the Southeasterly corner of the granted premises, at a stake and stones, by the county road and by land now or formerly of Frederick W. Pease, formerly of Caroline F. Gilman; thence running

WESTERLY by said road to a stake and stone and land now or formerly of Joseph T. Campbell; thence running

NORTHERLY by land now or formerly of said Campbell to a stake and stones; thence running

EASTERLY by land now or formerly of Azubah Chase to a stake and stones; thence running

SOUTHWESTERLY by land now or formerly of Frederick W. Pease to a stake and stones; then running

SOUTHERLY by land now or formerly of said Pease to the first mentioned bound and point of beginning.

Containing one acre, more or less, and being shown on a plan dated May 21, 1938, recorded with said Deeds Plan Book 57, Page 73.

**PARCEL II**

ON THE NORTHWEST by land formerly of Francis J. Hibbert, as shown on a plan hereinafter described, One Hundred Seventy-two and 04/100 (172.04) feet;

ON THE NORTHEAST by land now or formerly of Edwin J. Stalker, as shown on said plan, Nineteen and 78/100 (19.78) feet;

ON THE SOUTHEAST by land of the grantees shown on said plan as Wishing Well Motel, One Hundred Seventy-five and 265/1000 (175.265) feet.

Being Parcel 2, as shown on a plan entitled, "Plan of Land in Harwich, Mass. Owned By: Kurt Bartels c/o Alice Kirby & Francis J. Hibbert (Wishing Well Motel), Plan By: Wm. M. Warwick & Associates, South Harwich & North Falmouth, Mass., Scale: 1" = 30', December 10, 1986", and recorded in the Barnstable County Registry of Deeds in Plan Book 430, Page 51.

Being the same premises conveyed to the herein named mortgagor by deed recorded with Barnstable County Registry of Deeds in book 35722, Page 268.

The premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, reservations, conditions, 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. The premises are also sold subject to all tenancies and/or rights of parties in possession.

#### TERMS OF SALE

A deposit of Fifty Thousand Dollars (\$50,000.00) by cash, certified or bank check will be required to be paid by the purchaser at the time and place of sale. The Mortgagee and its authorized representatives shall not be required to pay the deposit to bid. The balance is to be paid by certified or bank check at the law offices of Lonardo Forte & Trudeau, LLP, 2980 West Shore Road, Warwick, RI 02886 within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt of the full purchase price.

Other terms to be announced at the sale.

Paradyme Secured Income Fund SPE I, LLC  
Present holder of the mortgage

By its attorneys  
Lonardo Forte & Trudeau, LLP  
2980 West Shore Road  
Warwick, RI 02886  
(401) 542-4100