

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 410 Main Holdings LLC, dated October 31, 2022, and recorded with the Barnstable County Registry of Deeds in Book 35464, Page 162, of which mortgage the undersigned 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 1:00 P.M. on the 31st day of October 2024, at 410 Main Street, Chatham, MA 02633, all and singular the premises described in said mortgage,

To wit:

The land, together with the buildings thereon, situated in Chatham, Barnstable County, Massachusetts, more particularly described as follows:

LOT 2

PLAN BOOK 306, PAGE 79

Subject to and with the benefit of all rights, reservations, restrictions and easements of record, if any, are in force and applicable.

For title, see deed recorded herewith.

Locus: 410 Main Street, Chatham, Massachusetts

Premises to 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 Twenty Thousand Dollars (\$20,000) by 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 wire transfer to Demerle & Associates P.C., 10 City Square, 4th Floor, Boston, MA 02129 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. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

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

First Boston Construction Holdings,
LLC,
Present holder of said mortgage,
By its Attorneys,
Demerle & Associates P.C.
10 City Square, 4th Floor
Boston, MA 02129
(617) 337-4444