

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by **220 Blue Hill Avenue Parkway LLC., dated August 7, 2017 and recorded with the Norfolk County Registry of Deeds in Book 35345, Page 295 to County Mortgage, LLC**, of which Mortgage the undersigned is the present holder, for breach of the conditions of said Mortgage and for the purpose of foreclosing same, the mortgaged premises will be sold at **Public Auction at 1:00PM on the 18th day of October, 2018** on the mortgaged premises hereinafter described namely:

220-222 Blue Hills Parkway, Milton, MA 02186

TO WIT:

A certain parcel of land with the buildings thereon situated in Milton, in the County of Norfolk, Massachusetts bounded and described as follows:

WESTERLY: by Blue Hills Parkway, fifty-two and 46/100 (52.46) feet;

NORTHERLY: by land now or formerly of Kobler, one hundred forty-one and 50/100 (141.50) feet;

EASTERLY: by land now or formerly of Whittekind, fifty and 50/100 (50.50) feet;
and

SOUTHERLY: by land now or formerly of Troy, one hundred fifty-five and 74/100 (155.74) feet.

Being the same premises conveyed to the herein named grantor(s) by deed recorded with the Norfolk County Registry of Deeds in Book 34247, Page 302.

The 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: TEN THOUSAND and 00/100 DOLLARS (\$10,000.00) will be

required to be paid by bank or certified check at the time and place of sale. The successful bidder shall be required to sign a Memorandum of Sale containing the above terms at the Auction Sale. The balance is to be paid by bank wire, to the Law Offices of Barr and Cole, 1172 Beacon Street, Suite 202, Newton, MA 02461 within 30 days from the date of sale. Deed will be provided to the purchaser for recording upon receipt in full of the purchase price. Time is of the essence.

The Mortgagee reserves the right to bid at the sale, reject any and all bids, and to postpone the sale to a later time and/or date by public proclamation at the time and date appointed for the sale and to further postpone the sale at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Other terms and conditions to be announced at the time and place of sale and to be incorporated in the Memorandum of Sale signed at the sale.

In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

County Mortgage, LLC
Present Holder of said Mortgage,
By Its Attorney,
Henry L. Barr, Esq.
Barr & Cole
1172 Beacon Street
Newton, MA 02461
617-969-1381