

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 KNIGHTS TEMPLAR 7, LLC to BANKGLOUCESTER, dated September 20, 2019, and recorded with the Plymouth County Registry of Deeds in Book 51670, Page 78, of which mortgage BANKGLOUCESTER, with a place of business at 160 Main Street, Gloucester, Massachusetts 01930, is the present holder, for breach of the conditions contained in said mortgage, namely, failure to make payments when due, for the purpose of foreclosing the same, there shall be sold at Public Auction on September 26, 2023, at 11:00 a.m., on 230 Belmont Street, Brockton, Massachusetts, being a part of the mortgaged premises known as 220-224, 226-228 and 230 Belmont Street, Belmont Street Parking Plots 14 and 22-1, 10 Day Avenue, 17 Chamberlain Court, and Chamberlain Court Parking Plots 1, 3, 4 and 14-1, all in Brockton, Massachusetts, where a flag shall be erected on the day of such sale, the premises described in said mortgage, to wit:

Closing Date: September 20, 2019

Borrower(s): Knights Templar 7 LLC

Property Address:

220-224 Belmont Street, Brockton, Plymouth County, Massachusetts;

226-228 Belmont Street, Brockton, Plymouth County, Massachusetts;

230 Belmont Street, Brockton, Plymouth County, Massachusetts;

Belmont Street Parking, Plot 14, Brockton, Plymouth County, Massachusetts;

Belmont Street Parking, Plot 22-1, Brockton, Plymouth County, Massachusetts;

10 Day Avenue, Brockton, Plymouth County, Massachusetts;

17 Chamberlain Court, Brockton, Plymouth County, Massachusetts;

Chamberlain Court Parking, Plot 1, Brockton, Plymouth County, Massachusetts;

Chamberlain Court Parking, Plot 3, Brockton, Plymouth County, Massachusetts;

Chamberlain Court Parking, Plot 4, Brockton, Plymouth County, Massachusetts;

Chamberlain Court Parking, Plot 14-1, Brockton, Plymouth County, Massachusetts;

220-224 BELMONT STREET, BROCKTON:

The land together with buildings thereon situated on the southerly side of Belmont street and the westerly side of Brook Street in said Brockton bounded and described as follows:

Beginning at a stone bound in the south line of Belmont Street, at its intersection with the west line of Brook Street; thence southwest sixty-eight and 88/100 (68.88) feet by the westerly line of said Brook Street to a stone bound and land now or formerly of Susan Chamberlain et al; thence westerly by said land now or formerly of said Susan Chamberlain et al, fifty six and 52/100 (56.52) feet, more or less, to a stone bound and land now or formerly of Thomas Asack, thence northerly by said land of Asack, sixty-nine and 9/10 (69.9) feet, more or less, to a stone bound in the south line of said Belmont Street, fifty-six and 35/100 (56.35) feet, more or less, to the point of beginning.

The above described premises are shown on a "Plan of Lots in Brockton, surveyed by F.N. Chamberlain, July 1920, Hayward & Hayward, Surveyors" which plan is duly recorded with Plymouth County Registry of Deeds.

For title see deed recorded with said Deeds in Book 50840, Page 336.

226-228 BELMONT STREET, BROCKTON:

The land together with buildings thereon situated on the southerly side of Belmont street and the easterly side of Chamberlain Terrace in said Brockton beginning at the northwest corner of the described premises thence;

EASTERLY: by said street sixty (60) feet to a point and the land of Franklin N. Chamberlain, said point being 55.59 feet, more or less, westerly from a stone bound in the south line of Belmont Street and its intersection with the west line of Brook Street; thence

SOUTHERLY: by said land of said Chamberlain in a Line parallel with the west line of said Brook Street seventy and 98/100 (70.98) feet, more or less, to a stone bound and land now or formerly of Susan Chamberlain et al; thence

WESTERLY: by land of said Susan Chamberlain et al and land of Franklin N. Chamberlain with line parallel to the south line of said Belmont Street Sixty (60) feet to a point in the east line of Chamberlain Terrace; thence

NORTHERLY: by said Chamberlain Terrace seventy and 98/100 (70.98) feet, more or less, to the point of beginning.

For title see deed recorded with said Deeds in Book 50837, Page 164.

230 BELMONT STREET, BROCKTON:

The land together with buildings thereon situated on the Southerly side of Belmont street in said Brockton bounded and described as follows:

Beginning at a point in the southerly line of Belmont street, at the Northeast corner of land now or formerly of Warren F. Drew and the Northwest corner of the granted premises; thence

EASTERLY: by Belmont Street, fifty (50) feet to a point and the Westerly line of Chamberlin Terrace as established; thence

SOUTHERLY: by Chamberlain Terrace, fifty-six (56) feet to a point and land now or formerly of Franklin N. Chamberlain; thence

WESTERLY: by land now or formerly of Franklin N. Chamberlain, in a line parallel with the Southerly line of Belmont Street, Fifty (50) feet to a point and land now or formerly of Warren F. Grew; thence

NORTHERLY: by land now or formerly of Warren F. Grew, in a line parallel with the Westerly line of Chamberlain Terrace, Fifty-six (56) feet to the point of beginning.

For title see deed recorded with said Deeds in Book 50838, Page 99.

BELMONT STREET PARKING, PLOT 14, BROCKTON:

A certain parcel of land situated on the westerly side of Brook Street in Brockton, County of Plymouth, Massachusetts, and bounded and described as follows:

Beginning on said street at the northeasterly corner of the described premises being distant one hundred twenty-two and 63/100 (122.63) feet southerly from the intersection of the westerly line of said Brook Street with the southerly line of Belmont Streets thence

S 30° W to the westerly line of Brook Street, forty-five and 3/10 (45.3) feet to abound; thence

S 88° 38° W to by land now or formerly of James K. Powderly et ux, eighty-three and 42/100 (83.42) feet to a corner; thence

N 3° 17° E to by land now or formerly of Joseph E. Horsman and land now or formerly of Frederick N. Chamberlain, fifty-two and 67/100 (52.67) feet to a corner and land now or formerly of Nellie A. Briggs et al; and

S 86° 17° E by said Briggs land eighty-two and 9/100 (82.9) feet to the point of beginning.

For title see deed recorded with said Deeds in Book 50838, Page 103.

BELMONT STREET PARKING, PLOT 22-1, BROCKTON:

The land situated in Brockton, Plymouth County, Massachusetts as the southerly side of Belmont Street and the easterly side of Day Avenue, bounded and described as follows:

Beginning at a stone found at the intersection of the southerly side of Belmont Street with the easterly line of Day Avenue; thence running

SOUTHERLY: by the easterly line of Day Avenue eighty (80) feet; thence

EASTERLY: in a line parallel to the southerly line of Belmont street fifty-five (55) feet, more or less, to a point in the westerly line of land now or formerly of Rose A. Giaquinta; thence

NORTHERLY: along the westerly line of land now or formerly of said Giaquinta eighty (80) feet, more or less to a stone bound in the southerly line of Belmont Street; thence

WESTERLY: along the southerly line of said Belmont Street fifty-five (55) feet to the stone found and point of beginning.

For title see deed recorded with said Deeds in Book 50838, Page 100.

10 DAY AVENUE, BROCKTON:

The building and land situated in Brockton, Plymouth County, Massachusetts situated on the easterly side of Day Avenue known as 10 Day Avenue, and bounded and described as follows:

Beginning on the easterly line of said Day Avenue, at the northwest corner of the granted premises, it being the southwest corner of land conveyed by Joseph K. Lloyd and Esther J. Lloyd to Renato Carfagna, by deed dated August 11, 1959, recorded with the Plymouth County Registry of deeds in Book 2723, Page 47, said point also being 80 feet southerly from the intersection of the southerly line of Belmont Street and the easterly of by Day Avenue;

EASTERLY: by said land of Carfagna, in a line parallel to the southerly line of said Belmont Street, fifty-five (55) feet, more or less, to a point in the westerly line of land now or formerly of Rose Giaquinta; thence

SOUTHERLY: in a line parallel to the easterly line of said Day avenue, ninety (90) feet to land now or formerly of Warren F. Grew; thence

WESTERLY: by said land now or formerly of Grew fifty-four and ninety-two (54.92) feet, more or less, to the easterly line of said Day Avenue; and thence

NORTHERLY: by said Day Avenue, ninety (90) feet to the point of beginning.

For title, see Deed recorded with said Deeds in Book 50838, Page 98.

17 CHAMBERLAIN COURT, BROCKTON:

(Parcel 1)

The building and land situated in Brockton, Plymouth County, Massachusetts, known as 17 Chamberlain Court, and bounded and described as follows:

Beginning at the northwesterly corner of the within described premises at a point one hundred sixty-two and  $\frac{2}{10}$  (162.2) feet, more or less, distant southerly from the south line of Belmont Street; thence

EASTERLY: by land of George H. Mathison et ux, by Chamberlain Terrace, a private way, and by land of Clarence E. Chamberlain one hundred and  $\frac{11}{100}$  (110.11) feet to the northeasterly corner of the within described premises and land of Lucy Brugliera, Trustee; thence

SOUTHERLY: by land of said Brugliera, Trustee, and land of James L. Powderly et al, sixty-seven and  $\frac{62}{100}$  (67.62) feet to land of C. Leon Richardson et ux; thence

WESTERLY: by land of said Richardson, one hundred and  $\frac{33}{100}$  (100.30) feet to a stone bound; and thence

NORTHERLY: by and of Rosina & Dominic D'Andreta, by Trustee, and land of Alexina Coleran, sixty-eight and  $\frac{8}{10}$  (68.10) feet to the point of beginning.

Together with a right of way over Chamberlain Terrace to and from the public highway; said Chamberlain Terrace being a way sixteen (16) feet in width extending southerly from the said south line of Belmont street to the north line of the within described premises.

For further description of said premises reference is made to a "Plan of Lots in Brockton, surveyed for F.N. Chamberlain, Jury 1920, Hayward & Hayward Surveyors".

(Parcel 2)

A certain parcel of vacant land, located in Brockton, Plymouth County, Massachusetts and lying westerly from Brook street.

Beginning at a stone bound at the Northwesterly corner of the land to be conveyed, said stone bound being in the Easterly Line of land now or formerly of one Rose F. Jones, thence

EASTERLY: by land now or formerly of Patrick J. Carbone et ux., one hundred and 33/100 (100.33) feet to a pipe and corner of land of C. Leon Richardson; thence

SOUTHERLY: by said land of C. Leon Richardson, forty-nine and 76/100 (49.76) feet to a stake and Land now or formerly of Patrick Sexton; thence

WESTERLY: by said land now or formerly of Patrick Sexton, ninety-eight and 32/100 (98.32) feet to a drill hole and land now or formerly of Rose F. Jones; thence

NORTHERLY: in the easterly line of land of said Rose F. Jones, forty-eight and 30/100 (48.30) feet to the point of beginning.

For title see deed recorded with said Deeds in Book 50840, Page 334.

CHAMBERLAIN COURT PARKING, PLOT 1, BROCKTON:

A certain parcel of land situated on the easterly side of a private way sixteen (16) feet, more or less, wide leading southerly from Belmont Street, said private way being known as Chamberlain Terrace. Said land is bounded and described as follows:

Beginning at a point seventy and 98/100 (70.98) feet, more or less, southerly from a stone bound in the south line of said Belmont Street at the east side of said Chamberlain Terrace; thence easterly by the southerly line of land now or formerly of Thomas Asack thirty-four (34) feet, more or less, to a stone bound at the northwest corner of land now or formerly of Lillie M. Shaw; thence southerly by the west line of land now or formerly of said Shaw; thence southerly by the west line of land now or formerly of Shaw ninety-seven (97) feet, more or less, to the northeast corner of land now or formerly of Joseph Horsman, thence westerly by the north line of land now or formerly of said Horsman thirty-four and 11/100 (34.11) feet, more or less, to a point on the easterly line of said Chamberlain Terrace, as established or now to be established; thence northerly by the easterly line of said Chamberlain Terrace ninety-six (96) feet, more or less, to the southwest corner of land now or formerly of said Thomas Asack at the point of beginning.

Said above described and is shown on a "Plan of Lots in Brockton, surveyed for F. N. Chamberlain, January 1922, Hayward and Hayward, Surveyors: which plan is duly recorded with the Plymouth County Registry of Deeds.

For title see deed recorded with said Deeds in Book 50838, Page 101.

CHAMBERLAIN COURT PARKING, PLOT 3, BROCKTON:

The land situated in Brockton, Plymouth County, Massachusetts situated on the westerly side of Chamberlain Court and bounded and described as follows:

Beginning at a point in the westerly line of Chamberlain Court, once hundred ten and 32/100 (110.32) feet southerly from the south line of said Belmont street; thence

- SOUTHERLY: by said westerly line of Chamberlain Court, fifty-four and 32/100 (54.32) feet to a point and land now or formerly of Franklin N. Chamberlain; thence
- WESTERLY: by said land now or formerly of said Chamberlain fifty (50) feet to land now or formerly of Warren F. Grew; thence
- NORTHERLY: by land now or formerly of Grew, fifty-three and 1/10 (53.1) feet to other land now or formerly of Chamberlain; thence
- EASTERLY: by said other land now or formerly of said Chamberlain, fifty and 3/10 (50.3) feet to said westerly line of Chamberlain Court and the point of beginning.

For title see deed recorded with said Deeds in Book 50838, Page 105.

CHAMBERLAIN COURT PARKING, PLOT 4, BROCKTON:

The land situated in Brockton, Plymouth County, Massachusetts on the westerly side of Chamberlain Court and bounded and described as follows:

- EASTERLY: by Chamberlain Court, fifty-four and 32/100 (54.32) feet; thence
- SOUTHERLY: by land now or formerly of Bertha A. and George H. Mathiason, fifty and 03/100 (50.03) feet; WESTERLY: by land now or formerly of Bernard J. McCormick, Jr. and Colin F. Beaton, fifty-three and 1/0 (53.1); and NORTHERLY: by land now or formerly of Rose Giaquinta, fifty and 07/100 (50.07) feet;

Containing 2,685 square feet of land.

Said premises are shown on "Plan of Lots in Brockton Surveyed for F.N. Chamberlain," July 1920, which plan is recorded with Plymouth County Registry of Deeds in Plan Book 3, Page 324.

For title see deed recorded with said Deeds in Book 50838, Page 104.

CHAMBERLAIN COURT PARKING, PLOT 14-1, BROCKTON:

A certain parcel of land situated on the westerly side of Brook Street in Brockton, County of Plymouth, Massachusetts, and bounded and described as follows:

A certain parcel of land situated on the westerly side of Brook Street in Brockton, County of Plymouth, Massachusetts, and bounded and described as follows:

- EASTERLY: by Brook Street, fifty three and seventy-five hundredths (53.75) feet;

SOUTHERLY: by land now or formerly of Betty Carter, eighty-two and nine tenths (82.9) feet;

WESTERLY: by land now or formerly of Adelaide J. Blanchard, forty-seven and fifty-five hundredths (47.55) feet;

NORTHERLY: by land now or formerly of Louis E. and Mary L. Tartaglia and land now or formerly of Brockton Pharmacy Inc., eighty-two and fifty-six hundredths (82.56) feet.

Containing four thousand one hundred eighty-eight (4,188) square feet.

For title see deed recorded with said Deeds in Book 50838, Page 102.

The Mortgaged Premises shall be sold subject to any and all unpaid taxes, charges and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over the mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all leaseholds, tenancies and/or rights of parties in possession, including rights or claims in any improvements and personal property now located on the Mortgaged Premises and installed by current or former owners or occupants. It shall be the bidder's sole responsibility to ascertain all items described in this paragraph, and no representations are made concerning compliance with applicable zoning, subdivision, state and local building, environmental, sanitary or other Federal, State and/or Municipal regulations, utilities, condition or permitted use of the premises, state of title, or otherwise.

**TERMS OF SALE:**

Cash, cashier's or certified check drawn upon any bank or trust company doing business in the Commonwealth of Massachusetts, in the sum of FIFTY THOUSAND AND 00/100 (\$50,000.00) DOLLARS (the "Initial Deposit"), must be presented at the time and place of the sale in order to qualify as a bidder and shall be tendered by the purchaser at the time and place of sale; the high bidder shall pay an additional deposit to Mortgagee's attorney, Regnante Sterio LLP, 401 Edgewater Place, Suite 630,



Wakefield, MA 01880, within five (5) business days of the auction date, in an amount equal to the difference between the ten (10%) percent of the amount of the high bid and the amount of the Initial Deposit; the high bidder shall execute and agrees to comply with the terms of the written Memorandum of Foreclosure Sale upon acceptance of his/her bid; the balance of the bid price shall be paid in cash, cashier's check drawn upon any bank or trust company doing business in the Commonwealth of Massachusetts, or by federal wire transfer, in or within thirty (30) days after the date of sale. The deed for the Mortgaged Premises shall be delivered upon receipt of the balance of the purchase price.

The mortgagee reserves the right to postpone the sale to a later date by public proclamation by the mortgagee, its attorney, or its auctioneer at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

Sale to be conducted by PAUL E. SAPERSTEIN CO., INC., 144 Centre Street, Holbrook, Massachusetts, Auctioneer's License No. 295, Telephone No. (617) 227-6553,  
Internet: [www.pesco.com](http://www.pesco.com).

BANKGLOUCESTER,  
PRESENT HOLDER OF SAID MORTGAGE,  
By Its Duly Authorized Attorneys

REGNANTE STERIO LLP

By   
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