

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Bonnie Corso a/k/a Bonnie M. Corso f/k/a Bonnie M. Furtado and Mark J. Corso to Dean Cooperative Bank, dated August 2, 2021 and recorded at Norfolk County Registry of Deeds on August 2, 2021, in Book No. 39695, at Page 474, of which mortgage the undersigned is the present holder Dean Cooperative Bank, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 10:00 AM, on October 3, 2023 on the mortgaged premises being known as 25 Hillcrest Road, Wrentham, MA, being all and singular the premises described in said mortgage to wit:

Two certain lots or parcels of land situate on the southerly side of Mirror Lake and on the northerly side of Hillcrest Road in Wrentham, Massachusetts and shown as Lots numbered 19 and 20 on a plan entitled "Land in Wrentham Mass belonging to Ernest B. and Rose A. Mayshaw" dated July 30, 1955, drawn by John A. Warren and filed in the Norfolk County Registry of Deeds as Plan No. 1211 of 1955 in Book 3405 Page 304, to which reference may be had for a more particular description.

Lots 19 & 20 contain 17,100 sq. ft. according to said plan.

Together with the right of way in an over Hillcrest Road to Shears Street and a right of way in an over Kayshaw Road as streets and ways are commonly used in the Town of Wrentham.

Subject to and with the benefit of a ZBA decision recorded in Norfolk County Registry of Deeds Book 10896 Page 319.

Subject to an order of conditions recorded in Norfolk County Registry of Deeds Book 10830 Page 96.

Subject to an order of conditions recorded in Norfolk County Registry of Deeds Book 10830 Page 102.

Being the same premises as conveyed to the mortgagor by deed of Bonnie Corso f/k/a Bonnie M. Furtado and Mark J. Corso, dated April 2, 2003, recorded at Norfolk County Registry of Deeds in Book No. 18571, at Page 37.

The above described premises will be sold **SUBJECT TO** certain mortgage given by Bonnie Corso a/k/a Bonnie M. Corso f/k/a Bonnie M. Furtado and Mark J. Corso to FHB Funding Corp, dated August 28, 1998 and recorded at Norfolk County Registry of Deeds on August 28, 1998, in Book No. 12772, at Page 375, and certain mortgage given by Bonnie Corso a/k/a Bonnie M. Corso f/k/a Bonnie M. Furtado and Mark J. Corso to Option One Mortgage Corporation, dated August 29, 2005 and recorded at Norfolk County Registry of Deeds on September 2, 2005, in Book No. 22860, at Page 355.

The above described premises will be sold **SUBJECT TO** and with the benefit of all restrictions, easements, covenants, conditions, building and zoning laws, to any and all unpaid taxes, tax titles, water and sewer charges, municipal or other public taxes, assessments or liens, rights of tenants and parties in possession, if any.

TERMS OF SALE:

A deposit of \$7,500.00 DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The successful bidder will be required to execute an Auction Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid in cash, by certified check, by cashier's check, or other check satisfactory to Mortgagee's attorney within thirty (30) days thereafter at the offices of BARSH AND COHEN, P.C., Attorneys for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.

Dated: September 5, 2023

(signed:) Dean Cooperative Bank
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil Cohen, Esquire
Attorney for the Mortgagee
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