

Nantucket,MA - Real Estate  
MORTGAGEES NOTICE OF SALE OF REAL ESTATE  
**84 Cliff Road, Nantucket, Massachusetts**

By virtue, and in execution of the Power of Sale contained in a certain Mortgage given by 84 Cliff LLC, to Hingham Institution for Savings dated June 17, 2022 recorded with Nantucket County Land Court as Document No. 174515 and noted with Certificate No.28868 (the "Mortgage") of which Mortgage the undersigned is the present holder, for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at **Public Auction, at 11:00 AM., on the 8<sup>th</sup> day of August 2024** (the "Sale") it will be held at the premises located at **84 Cliff Road, Nantucket, MA** (the "Premises") all and singular the Premises described in said Mortgage, to wit:

That certain parcel of land, together with the buildings thereon, located in Nantucket, Nantucket County, Massachusetts, being a portion of the land now known and numbered as 84 Cliff Road, described as set forth below:

Said land is shown as lot 135 on Land Court Plan No. 13199-32 at Nantucket Registry District

For Title reference see deed recorded herewith.

**TERMS OF SALE:**

In the event of any discrepancy between the description in said Mortgage and the above description, the description in said Mortgage shall control.

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. No representations, express or implied, are made with respect to any matter concerning the mortgaged Premises which shall be sold "as is", "where-is", and "with all faults". Successful Bidder shall be responsible for any Transfer Fees.

A deposit of ONE HUNDRED THOUSAND DOLLARS AND 00 CENTS (\$100,000.00) shall be required to be paid to the mortgagee/holder by certified or banks cashier check at the time and place of sale. The successful bidder will be required to execute a Memorandum of Sale immediately after the close of bidding. The deposit shall be increased to an amount equal to ten percent (10%) of the highest bid at the Sale, which amount is to be paid to the Mortgagee within ten (10) calendar days of the date of the Sale. The balance of the purchase price for the Mortgaged Property is to be paid to the Mortgagee by certified or bank cashier's check or federal funds wire transfer of immediately available funds in or within thirty (30) calendar days from the date of the Sale.

TIME WILL BE OF THE ESSENCE.

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

Hingham Institution for Savings  
Present Holder of said Mortgage,  
By Its Attorneys,  
Gaughen, Gaughen, Lane & Hernando, LLP  
Kevin W. Gaughen Jr., Esquire

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