

MORTGAGEES NOTICE OF SALE OF REAL ESTATE  
**247 County Road, Hanson, Massachusetts**

By virtue, and in execution of the Power of Sale contained in a certain Mortgage given by Matthew Palermo to Hingham Institution for Savings dated January 13, 2005 and recorded with Plymouth County Registry of Deeds in Book 29844, Page 284-302, 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 10:00 AM., on the 22nd day of August 2024** at the premises **247 County Road, Hanson, Massachusetts**, all and singular the premises described in said Mortgage, to wit:

Being Lot 15A shown on plan dated 5-12-98 and recorded in the Plymouth County Registry of Deeds as plan 615 of 1998 and recorded in Plan Book 41, page 588. Said lot contains 620,773 square feet of land (14.25 acres). Subject to utility easement as shown on said plan and easements and restrictions of record.

For our title see deed recorded with Plymouth Deeds in Book 18138, Pages 29 and 30.

**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 TWENTY THOUSAND DOLLARS AND 00 CENTS (\$20,000.00) 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 balance of the purchase price is to be paid by certified check or by banks cashier check in or within thirty (30 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,

Kevin W. Gaughen Jr., Esquire  
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