

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by William Overton to Prince Lobel Tye LLP dated December 2, 2021 and recorded December 9, 2021 with the Norfolk County Registry of Deeds in Book 40144 Page 431, (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 the same **will be sold at Public Auction at 11 o'clock A.M. on the 1st day of August 2024** at 2 South Sherwood Avenue, Randolph, Massachusetts all and singular the premises described in said Mortgage.

To wit:

Property Address: **2 South Sherwood Avenue, Randolph, Massachusetts.**

Legal Description: "The land in Randolph being shown as Lots 696, 697, 698, 699 and 700 as shown on plan of "Randolph Farms, Randolph and Holbrook, Massachusetts, owned by Frank W. Coughlin", September 1911, filed in Norfolk Deeds as No. 2913 in Plan Book 61 and being together bounded and described as follows:

Northerly by Woodlawn Road as shown on said plan, one hundred (100) feet;
Easterly by Lots 695, 691, as shown on said plan, one hundred twenty-five (125) feet;
Southerly by Lot 701, as shown on said plan, one hundred (100) feet; and
Westerly by Sherwood Avenue, as shown on said plan, one hundred twenty-five (125) feet.
Being the same premises conveyed to Mortgagor by deed of HESSIE J. WATERHOUSE, dated April 20, 2019, recorded with said Deeds in Book 36814, Page 412."

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.

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

Terms of sale: A deposit of FIVE THOUSAND DOLLARS (\$5,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check within thirty (30) days from the date of sale to Prince Lobel Tye LLP.

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

PRINCE LOBEL TYE LLP
Present holder of said Mortgage

By its Attorney
Robert M. Schlein, Esq.
617 456 8098
One International Place, Suite 3700
Boston, MA 02110

7/11, 7/18, 7/25