

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Matthew Garvey a/k/a Matthew B. Garvey and Tian Garvey to Eastern Bank, dated February 19, 2016 and recorded at Bristol County (Northern District) Registry of Deeds on March 1, 2016, in Book No. 22829, at Page 308, of which mortgage the undersigned is the present holder Eastern Bank, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 2:00 PM, on October 10, 2024 on the mortgaged premises being known as 35 Ridgeview Lane, Mansfield, MA, being all and singular the premises described in said mortgage to wit:

LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS ALL THAT CERTAIN PROPERTY SITUATED IN THE COUNTY OF Bristol, AND STATE OF MA AND BEING DESCRIBED IN A DEED DATED 05/16/2015 AND RECORDED 06/03/2015. IN BOOK/PAGE:22321 / 103 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

THAT CERTAIN PARCEL LOCATED ON RIDGEVIEW LANE, MANSFIELD, BRISTOL COUNTY, MASSACHUSETTS AND SHOWN AS LOT 5 ON A PLAN ENTITLED, "DEFINITIVE PLAN RIDGEVIEW A CLUSTER DEVELOPMENT PLAN DATED DECEMBER 1, 1997 REVISED MAY 5, 1998" AND RECORDED AT BRISTOL NORTH REGISTRY OF DEEDS IN PLAN BOOK 392, PAGE 70.

LOT 5 CONTAINING 22,500 (+/-)SQ.FT. ACCORDING TO SAID PLAN.

PREMISES ARE CONVEYED SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD INCLUDING A DECLARATION OF PROTECTIVE COVENANTS RECORDED AT BOOK 9128, PAGE 323.

THE ABOVE DESCRIBED LOT IS ALSO CONVEYED TOGETHER WITH THE RIGHT, IN COMMON WITH OTHERS, TO USE THE ROADS AND WAYS SHOWN ON SAID PLAN FOR ALL PURPOSES FOR WHICH ROADS AND WAYS ARE USED IN THE TOWN OF MANSFIELD.

RECORDED SIMULTANEOUSLY HEREWITH, THE SAME PREMISES CONVEYED TO MATTHEW GARVEY AND TIAN GARVEY, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY BY MATTHEW GARVEY, A MARRIED PERSON AND RECORDED IN THE RECORDER FOR BRISTOL, MA ON 05/16/2015 IN BOOK 22321, PAGE 103.

Being the same premises as conveyed to the mortgagor by deed of Kenneth M Southworth Jr. and Melissa M. Southworth, dated November 7, 2014, recorded at Bristol County (Northern District) Registry of Deeds in Book No. 21972, at Page 316.

It is subject to first mortgage given to Mortgage Electronic Registration Systems, Inc. as a nominee for Mortgage Financial, Inc. dated November 7, 2014 and recorded at Bristol County (Northern District) Registry of Deeds on November, 2014, in Book No. 21972, at Page 318 in the amount of \$472,500.00.

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 10, 2024

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

Neil Cohen, Esquire
Attorney for the Mortgagee
500 Turnpike Street Suite 201, Canton, MA 02021
(617) 332-4700