

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Ronald I. Lawrence and Lauren M. Lawrence to Rockland Trust Company, dated September 23, 2019 and recorded at Suffolk County Registry of Deeds on September 27, 2019, in Book No. 61806, at Page 51, of which mortgage the undersigned is the present holder Rockland Trust Company, 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 7, 2024 on the mortgaged premises being known as 211 East Cottage Street, Unit 3, Dorchester, MA, being all and singular the premises described in said mortgage to wit:

The Unit known as Unit No. 3, (the "Unit") in the 211 East Cottage Street Condominium (the "Condominium"), located in Dorchester, Suffolk County, Massachusetts, a condominium established pursuant to the M.G.L. Chapter 183A Master Deed dated March 27, 2006, and recorded with the Suffolk County Registry of Deeds in Book 39285 Page 10, as the same may be amended from time to time.

Said Unit contains the square footage as shown on the floor plans of the buildings filed simultaneously with said Master Deed, and copy of the portion of the plan attached to the first unit deed conveyed by the Declarant of said Condominium (hereinafter the "First Unit Deed"), to which is affixed the verified statement of a professional engineer in the form required by Section 9 of said Chapter 183A.

Said Unit is conveyed together with the applicable 34.38% undivided percentage interest in the common areas and facilities of the property ("Common Elements") as described in said Master Deeds as being attributed to the unit, and as may be amended from time to time.

Said Unit is conveyed subject to and with the benefit of the provisions of M.G.L. Chapter 183A, the Master Deed, the 211 East Cottage Street Condominium Trust and By-Laws and/or Rules and Regulations promulgated thereunder, collectively the "Condominium Documents" all as may be amended.

Being the same premises as conveyed to the mortgagor by deed of Kevin Dipolito,, Joshua Hill, Robert Dipolito and Maryann Dipolito, dated December 12, 2013, recorded on December 18, 2013 at Suffolk County Registry of Deeds in Book No. 52485, at Page 87.

Being the same premises as conveyed to the mortgagor by deed of Alexandra Gwynne Felski, dated March 1, 2017, recorded on March 15, 2017 at Suffolk County Registry of Deeds in Book No. 57672, at Page 328.

It is subject to first mortgage given to Dedham Institution For Savings dated March 10, 2017, recorded at Suffolk County Registry of Deeds on March 15, 2017, in Book No. 57672, Page 330, in the amount of \$352,500.00.

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 5, 2024

(signed:) Rockland Trust Company
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil Cohen, Esquire
Attorney for the Mortgagee
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