

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Integrated Real Estate Solutions, LLC to Crowd Lending Fund One, LLC, dated August 26, 2022 and recorded at Bristol County (Northern District) Registry of Deeds on August 29, 2022, in Book No. 28071, at Page 71, by virtue of an Assignment to Willard Street Capital, LLC dated December 14, 2022 and recorded at Bristol County (Northern District) Registry of Deeds on December 23, 2022, in Book No. 28237, at Page 98, by virtue of Assignment to Webster Business Credit, A Division of Webster Bank, N.A., dated December 14, 2022 and recorded at Bristol County (Northern District) Registry of Deeds on December 23, 2022, in Book No. 28237, at Page 100, and by virtue of an assignment to Willard Street Capital, LLC dated September 24, 2024 and recorded at Bristol County (Northern District) Registry of Deeds on October 1, 2024, in Book No. 29040, at Page 312, of which mortgage the undersigned is the present holder Willard Street Capital, LLC, 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 November 12, 2024 on the mortgaged premises being known as 35-37 Poquanticut Avenue, North Easton, MA, being all and singular the premises described in said mortgage to wit:

The land with the buildings thereon, situated in Easton, Bristol County, Massachusetts on the easterly side of Poquanticut Avenue, being Lot A as shown on plan "Land in Easton, owned by Grover K. Drury, Scale 1 inch equals 50 ft dated January 18, 1960, Kenneth C. Hayward, 16 Belmont Street, Brockton, Mass." recorded with the Bristol County Northern District Registry of Deeds in Plan Book 75, Page 78.

Said parcel of land is further bounded and described as follows:

Beginning at the Southwesterly corner of the within described parcel, it being a point in the easterly line of Poquanticut Avenue and running thence by the Easterly line of Poquanticut Avenue; thence North 0 degrees 48' West 132.58 feet to land of Walter B. Swanson, et ux, and running thence South 86 degrees 48' East by said Swanson land 150 feet for a corner; thence N. 48' East by said Swanson land 150 feet for a corner; thence North 48' W. 49.22 feet and running thence South 85 degrees 11' East by said Swanson land 66.18 feet to a corner and a stone wall; and running thence South 5 degrees 36 West by a stone wall 197.06 feet for a corner; and running thence North 81 degrees 42' West partly by a stone wall 196 feet to the Easterly line of Poquanticut Avenue, the point of beginning.

For title see Deed recorded with Northern Bristol County Registry of Deeds in Book 27479, Page 144.

Being the same premises as conveyed to the mortgagor by deed of U.S. Bank N.A., as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2006-WMC2 Asset Backed Pass-Through Certificates, Series 2006-WMC2, dated October 27, 2021, recorded on October 29, 2021 at Bristol County (Northern District) Registry of Deeds in Book No. 27479, at Page 144.

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: October 12, 2024

(signed:) Willard Street Capital, LLC  
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