

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Eva L. Anderson to Wells Fargo, N.A., dated July 20, 2006 and recorded at Plymouth County Registry of Deeds on July 25, 2006, in Book No. 33076, at Page 287, modified by Assignment of Mortgage to Secretary of Housing and Urban Development dated January 22, 2019 and recorded at Plymouth County Registry of Deeds on January 22, 2019, in Book No. 50739, at Page 60, and by Assignment to H.O.M.E.S., SPE, LLC, A Florida Limited Liability Company a/k/a HOMES SPE, LLC dated March 5, 2024, 2006 and recorded at Plymouth County Registry of Deeds on March 15, 2024, in Book No. 58742, at Page 175, and by Assignment to AFL HECM LLC, by it's Servicer Statebridge Company, LLC, dated March 6, 2024, 2006 and recorded at Plymouth County Registry of Deeds on March 15, 2024, in Book No. 58742, at Page 177, of which mortgage the undersigned is the present holder AFL HECM LLC, by it's Servicer Statebridge Company, 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 January 29, 2025 on the mortgaged premises being known as 14 Grant Street, West Bridgewater, MA, being all and singular the premises described in said mortgage to wit:

The land with the buildings thereon situated in West Bridgewater. Plymouth County, Commonwealth of Massachusetts. known and being numbered: 14 Grant Street.

Being situated on the westerly side of Grant Street in West Bridgewater and being Lot No. 9 on a "Plan of Building Lots in West Bridgewater, Massachusetts, owned by Harlan P. Shaw, Trustee of Brooks Farm Building Association, dated 4/17/09, E. D. & C. L. Hayward, Civil Engineers," and duly filed with Plymouth County Registry of Deeds, and is bounded and described as follows:

Southerly by Grant Street and measuring thereon, sixty-one and 82/100 (61.82) feet;

Easterly by Lot No. 10 as shown on said Plan and measuring thereon, .one hundred seventy-eight and 74/100 (178.74) feet;

Northerly by Lot No. 4 on said Plan and measuring thereon. sixty (60) feet: and

Westerly by Lots numbered 1, 2 and 3 as shown on said Plan and measuring thereon. one hundred ninety-three and 83/100 (193.83) feet.

The premises are conveyed subject to and with the benefit of all rights. rights of way; casements, appurtenances. reservations, restrictions, and layouts and takings of record, insofar as they arc in force and applicable.

Meaning and intending to mortgage the same premises by deed of Edward R. Gawle and Barbara C. Gawle to Robert C. Anderson and Eva L. Anderson. dated 10/30/1964 and filed with the Plymouth County Registry of Deeds on November 2, 1964, at Record Book 3157. Page 141; wherein a more detailed description of the premises is set forth.

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: December 26, 2024

(signed:) AFL HECM LLC, by it's Servicer
Statebridge Company, LLC
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil Cohen, Esquire
Attorney for the Mortgagee
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