

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Louis Propatier to Mortgage Electronic Registration Systems, Inc., as a nominee for Eastern Bank, dated August 26, 2009 and recorded at Bristol County (Northern District) Registry of Deeds on August 31, 2009, in Book No. 18326, at Page 19, modified by assignment to Secretary Of Housing and Urban Development Washington D.C., dated November 15, 2016 and recorded at Bristol County (Northern District) Registry of Deeds on December 8, 2016, in Book No. 23450, at Page 5 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 and recorded at Bristol County (Northern District) Registry of Deeds on March 15, 2024, in Book No. 28782, at Page 165, and by Assignment to AFL HECM LLC, by it's Servicer Statebridge Company, LLC dated March 6, 2024 and recorded at Bristol County (Northern District) Registry of Deeds on March 15, 2024, in Book No. 28782, at Page 167, 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 12:00 PM, on January 23, 2025 on the mortgaged premises being known as 103 Cole Street, Seekonk, MA, being all and singular the premises described in said mortgage to wit:

The land situated on Cole Street, Town of Seekonk, Commonwealth of Massachusetts bounded and described as follows:

Southerly by land now or formerly of Peter J. Hicks, et ux and James W.S. Parker, approximately three hundred forty (340) feet,

Southwesterly by interstate Route 195, approximately one thousand two hundred seventeen (1,217) feet,

Westerly by land now or formerly of David R. Humphry, et ux approximately ninety-three and 6/10 (93.6) feet;

Northerly by Colfall Street, approximately one hundred seventy (170) feet,

Northeasterly and easterly by Cole Street, approximately one thousand two hundred sixty-one (1,261) feet,

Said tract contains 5.25 acres, more or less.

Being the same premises conveyed to this mortgagor by deed of Joseph Ferreira dated June 2, 2005 and recorded on June 3, 2005 with the Bristol County N.D. Registry of Deeds at Book 14845, Page 320.

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 22, 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
500 Turnpike Street Suite 201, Canton, MA 02021
(617) 332-4700