

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage (the "Mortgage") given by SOUTH MAIN COHASSET VENTURE LLC, to THE COOPERATIVE BANK dated November 1, 2023, registered and filed with the Norfolk County Registry District of the Land Court as Document Number 1,528,587 and noted on Certificate of Title Number 205689, of which Mortgage the undersigned is the present holder, for breach of the conditions of the Mortgage and for the purpose of foreclosing the same, there will be sold at Public Auction at 1:00 p.m. on the 11th day of February, 2025, at the mortgaged premises located at 55 South Main Street, Cohasset, Norfolk County, Massachusetts, all and singular the premises described in the Mortgage,

To wit:

the premises known as and numbered **55 SOUTH MAIN STREET, COHASSET, MASSACHUSETTS**, as further described in Exhibit A attached thereto;

Exhibit A to the Mortgage reads as follows:

The land in Cohasset, Norfolk County, Commonwealth of Massachusetts described as Lot 3 on Plan of Land on #55 South Main Street, Cohasset, Massachusetts dated October 8, 2008, Revised January 16, 2009, Scale 1"=20', Engineer/Surveyor Neil J. Murphy Associates, Inc., of Cohasset, Massachusetts on Land Court Plan No. 15947C on file with Certificate of Title No. 178113. Reference is made to said plan for a more particular description.

The mortgaged premises will be sold subject to and with the benefit of all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, and existing encumbrances of record, created prior to the Mortgage or to which the Mortgage has or shall have been subordinated of record.

Terms of Sale:

A deposit of \$25,000.00 will be required to be paid by certified or bank check by the purchaser at the time and place of sale. The balance of the purchase price shall be required to be paid in cash or by certified or bank check within forty-five (45) days at the offices of Pierce Atwood LLP, 100 Summer Street, Boston, Massachusetts 02110.

Other terms to be announced at the sale.

The undersigned holder of the Mortgage reserves the right to reject any and all bids for the mortgaged premises and to continue the foreclosure sale from time to time to such subsequent date or dates as such holder may deem necessary or appropriate. The description of the premises contained in said Mortgage shall control in the event of an error in this publication.

THE COOPERATIVE BANK
Present holder of said mortgage
By its Attorney
Bruce Miller
Pierce Atwood LLP
100 Summer Street
Boston, MA 02110
617-488-8116

Dated: January 13, 2025