

## **NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE**

Premises: 28 White Island Road, Halifax, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Mark D. Goodman to Lewis Lubar and Clair A. Carlson, Jr., Trustees of Great American Mortgage Trust, dated April 4, 2019, recorded with the Plymouth County Registry of Deeds in Book 50979, Page 90, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 10:00 a.m. on March 5, 2025 at 28 White Island Road, Halifax, Massachusetts, all and singular the premises described in said mortgage,

The land with the buildings thereon, situated in Halifax, Plymouth County, Massachusetts, bounded and described as follows:

SOUTHEASTERLY	by White Island Road, as shown on a plan herein after mentioned fifty (50) feet;
NORTHEASTERLY	by Lot 37 as shown on said plan, one hundred forty-one and 86/100 (141.86) feet;
NORTHWESTERLY	by Monpossett Street, fifty and 70/100 (50.70) feet; and
SOUTHWESTERLY	by Lot 39, as shown on said plan, one hundred fifty and 56/100 (150.56) feet.

The above-described premises are shown as Lot 38 on a plan entitled "Plan of Building Lots at White Island Park, Halifax, Mass. Belonging to George W. West and John Taylor", dated October 15, 1921, Scale = 40'=1", John Dyer, Surveyor, duly filed with Plymouth Deeds, in Plan Book 3, Page 250.

Together with rights of way as set forth in Deed at Book 2631, Page 144.

Meaning and intending to convey and hereby conveying Mortgagor's title as described in deed of HSBC Bank USA, N.A., as Trustee for the Registered Holders of Nomura Home Equity Loan, Inc. Asset-Backed Certificates, Series 2006-HE1 to Mark D. Goodman dated July 2, 2008 and recorded with Plymouth County Registry of Deeds in Book 36173, Page 303.

Said premises to be sold and conveyed subject to and with the benefits of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in said mortgage or deed.

Terms of Sale: A deposit of Ten Thousand Dollars (\$10,000) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at the Law Offices of Ligris & Associates, P.C., 888 Washington Street, Suite 302, Dedham, MA 2026 within thirty (30) days from the date of sale. In the event of a typographical error or omission contained in this publication, the description of the premises contained in said mortgage shall control.

Other terms, if any, to be announced at the sale.

**Clair A. Carlson, Jr., Trustee of Great American Mortgage Trust**, Present holder of said mortgage  
By its Attorneys,

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