

Foreclosure publication:

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Variety Plus Real Estate Group, LLC, a Massachusetts limited liability company to TCP Commercial Funding LLC, dated June 1, 2018 and recorded with the Norfolk County Registry of Deeds at Book 36032, Page 534, for breach of conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 11:00 a.m. on May 10, 2019, on the mortgaged premises located at 64 Brush Hill Road, Milton, Norfolk County, Massachusetts, all and singular the premises described in said mortgage.

TO WIT:

A certain parcel of land, with the buildings thereon, situated in Milton, Norfolk County, Massachusetts, being now numbered 64 Brush Hill Road, and being shown as Lot A on a plan entitled "Plan of Land in Milton" dated May 1915, by Frederick P. Hall, Surveyor, recorded with Norfolk Deeds, Record Book 1312, Page 333, being bounded and described as follows:

NORTHWESTERLY by said Brush Hill Road, forty-nine and 25/100 (49.25) feet;

NORTHEASTERLY by Lot B on said plan, one hundred twelve and 78/100 (112.78) feet;

SOUTHEASTERLY by land now or formerly of A. A. Halliday forty-nine and 96/100 (49.96) feet;

SOUTHWESTERLY by land now or formerly of Watson, one hundred twenty-one and 20/100 (121.20) feet.

Containing 5762 square feet of land.

Being the same premises described in deed recorded with said registry in Book 23331, Page 507.

For mortgagor's title see deed recorded with the Norfolk County Registry of Deeds in Book 36032, Page 530.

These premises will be sold and conveyed subject to and with the benefit 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, taxes 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 are made in the deed.

TERMS OF SALE:

A deposit of Ten Thousand (\$10,000.00) Dollars by certified or bank check will be required to paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at the offices of mortgagee's attorney, Wise & Jack, LLC, 85 Speen Street, Suite 202, Framingham, MA 01701, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

TCP Commercial Funding LLC, Present holder of said mortgage.

By its Attorneys,

Wise & Jack, LLC

85 Speen Street, Suite 202

Framingham, MA 01701

508-500-4300