

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by A.L. Miranda, LLC, a Massachusetts limited liability company to Capital-Line Funding, LLC, dated April 12, 2019 and recorded with the Plymouth County Registry of Deeds at Book 50998, Page 271, for breach of conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 11:00 AM on November 13, 2019 on the mortgaged premises located at 5 Montgomery Street, Brockton, Massachusetts 02301, all and singular the premises described in said mortgage.

TO WIT:

A certain lot of land, with the buildings thereon, situated on the west side of Montgomery Street, in Brockton, Plymouth County, Massachusetts, comprising Lot #49, and the northerly half of Lot #50 as shown on "Map of Villa Lots, at Arlington Park and of the vicinity, showing central sections of the City of Brockton, Plymouth County, Massachusetts, June 1890", filed in Plymouth County Registry of Deeds in Plan Book 1, Page 99, more particularly bounded and described as follows:

Easterly: by Montgomery Street, there measuring ninety feet;

Southerly: by the southerly half of Lot #50 as shown on said plan, one hundred twenty (120) feet;

Westerly: by Lois #43 and 44 on said plan, there measuring ninety feet; and

Northerly: by the north side of the southerly wall of Salisbury Brook, there measuring one hundred twenty (120) feet.

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.

Capital-Line Funding, LLC, Present holder of said mortgage.

By its Attorneys,
Wise & Jack, LLC
85 Speen Street, Suite 202
Framingham, MA 01701
508-500-4300