

Mortgagee's Sale of Real Estate at Public Auction
Westport Single Family Residence

147 a/k/a 149 Forge Road, Westport, MA.

To be sold on the premises:

Tuesday, September 12th at 1 PM



PROPERTY DESCRIPTION: Approximately 19,450 +/- sq. ft. of land improved with a single family residence. Approximately 1,332 sq. ft. of living space having a total of (7) rooms, (3) bedrooms, (2) baths.

FOR REFERENCE: Bristol County Registry of Deeds (Southern Division) on August 30, 2018 in Book 12551 Page 291. For title, see Foreclosure Deed recorded with Bristol County (Southern District) Registry of Deeds in Book 11932, Page 32.

TERMS OF SALE: TEN THOUSAND DOLLARS (\$ 10,000.00) in certified funds at the time of sale with the balance payable in (30) days, subject to existing encumbrances of record created prior to the mortgage, all outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, tax stamps to record the foreclosure deed, rights of tenants and/or parties in possession, if any, and other terms to be announced at the sale. Attorney for the mortgagee, Richard J. Omar, Esq., RJO Law, PO Box 25, Hanover, MA. 02339. (781) 331-9333.

*Auctioneer makes no representations as to the accuracy of the information contained herein.

Gabriel's Auction Co., Inc. (781) 769-1600
638 Washington St., Norwood, MA. 02062
MA. Auctioneers Lic. # 246 www.gabrielsauctions.com

Notice of Mortgagee's Sale of Real Estate

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Attuck LLC, Trustee of the Barson Realty Trust to Forge Road, LLC on property on 147 a/k/a 149 Forge Road, Westport, Massachusetts in the County of Bristol dated August 4, 2018 and recorded with recorded with the Bristol County Registry of Deeds (Southern Division) on August 30, 2018 in Book 12551 Page 291, 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 September 12, 2023 at 1:00 PM, at the premises located at 147 a/k/a149 Forge Road, Westport, MA and all singular the premises described in said mortgage, to wit:

The land in Westport, Bristol County, Massachusetts, bounded and described as follows:

Beginning at a point in the westerly side of Forge Road approximately One Hundred Five (105) feet northerly of the northerly line of Union Avenue extended across Forge Road at the southeasterly corner of land now or formerly of one Wood;

Thence running westerly by last named land One Hundred Forty-eight and 59/100 (148.59) feet in a line parallel with said Forge Road to land of Westport Manufacturing Company;

Then running easterly by last named land One Hundred Forty and 1/100 (140.01) feet to said Forge Road;

Thence running northerly by said Forge Road One Hundred Fifty (150) feet to point of beginning.

Containing seventy-seven and 13/100 (77.13) square feet of land, more or less, and EXCEPTING FROM THE ABOVE-DESCRIBED PARCEL:

Beginning at a point in the Westerly side of Forge Road, approximately One Hundred Five (105) feet northerly of the northerly line of Union Avenue extended across Forge Road at the southeasterly corner of land now or formerly of one Wood and now or formerly of Gilbert Outilly;

Thence running westerly by last named land One Hundred Forty and 1/100 (140.01) feet to land formerly of the Westport Manufacturing Company and now or formerly of one John deAndrade;

Thence running southerly by last named land Fifteen (15) feet to a point for a corner;

Thence running easterly One Hundred Forty and 1/100 (140.01) feet, more or less, to the said Forge Road;

Thence running northerly by the said Forge Road Twenty-three (23) feet to the point of beginning.

Being the same land conveyed to Gilbert A. Outilly from Nellie D. Moura a/k/a Nellie P. Mara by Deed dated August 22, 1959 and recorded with the Bristol County (Southern District) Registry of Deeds in Book 1335 Page 477.

For title, see Foreclosure Deed recorded with Bristol County (Southern District) Registry of Deeds in Book 11932, Page 32.

Premises to be sold and conveyed subject to and with the benefits of those rights, conditions, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments or betterments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments, betterments or liens, unpaid municipal fees, or existing mortgages and other 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 the deed. Premises shall also be sold and conveyed subject to all permits, conservation restrictions, orders of conditions, orders, and agreements or covenants with the Town of Westport, if any.

Terms of Sale: \$10,000.00 in certified funds at the time of sale with the balance payable in 30 days, subject to existing encumbrances of record created prior to the mortgage, all outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, tax stamps to record the foreclosure deed, rights of tenants and/or parties in possession, if any, and other terms to be announced at the sale.

Present holder of said mortgage,
Forge Road, LLC,
By its attorney,

Richard J. Omar, Esq.
BBO#674951
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File No. NCC42