



*Mortgagee's Sale of Real Estate at Public Auction*

**214 Gifford Street, Falmouth, MA.**

To be sold on the premises:

**Wednesday, October 26<sup>th</sup> at 1 PM**



**PROPERTY DESCRIPTION:** Approximately 46,535 +/- sq. ft. of land with improvements (if any).

**FOR REFERENCE:** See County of Barnstable dated December 20, 2018 and recorded with on December 20, 2018 in Book 31741 Page 186, as affected by the Confirmatory Mortgage dated August 21, 2019 and recorded with the Barnstable County Registry of Deeds in Book 32237, Page 300, and as affected by the assignment to SGIA Residential Bridge Loan Venture V LP dated October 2, 2019 and recorded with the Barnstable County Registry of Deeds in Book 32349, Page 342. The land together with the buildings hereon situated in Falmouth, Barnstable County, Massachusetts, being known and numbered 214 Gifford Street, and shown as Lot 1 on a plan entitled, "Plan of Land Prepared for 6 Hills View Realty Trust, LLC, #214 Gifford Street in Falmouth, MA.", Prepared by Holmes and McGrath, Inc., Civil Engineers and Land Surveyors, 205 Worcester Court, Suite A4, Falmouth MA 02540, Scale 1"=40', Dated November 19, 2021 and recorded with the Barnstable County Registry of Deeds in Plan Book 693, Page 47. For Title reference, see confirmatory deed recorded with the Barnstable County Registry of Deeds dated August 21, 2019 at Book 32237, Page 297.

**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 here in.

**Gabriel's Auction Co., Inc. (781) 769-1600**  
**638 Washington St., Norwood, MA. 02062**  
**MA. Auctioneers Lic. # 246 [www.gabrielsauctions.com](http://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 6 Hills View Realty Trust, LLC to SGIA Residential Bridge Loan Venture V LP on property on 214 Gifford Street, Falmouth, MA in the County of Barnstable dated December 20, 2018 and recorded with on December 20, 2018 in Book 31741 Page 186, as affected by the Confirmatory Mortgage dated August 21, 2019 and recorded with the Barnstable County Registry of Deeds in Book 32237, Page 300, and as affected by the assignment to SGIA Residential Bridge Loan Venture V LP dated October 2, 2019 and recorded with the Barnstable County Registry of Deeds in Book 32349, Page 342, 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 October 26, 2022 at 1:00 PM, at the premises located at 214 Gifford Street, Falmouth, MA and all singular the premises described in said mortgage, to wit:

The land together with the buildings thereon situated in Falmouth, Barnstable County, Massachusetts, being known and numbered as 214 Gifford Street, and shown as Lot 1 on a plan entitled, "Plan of Land Prepared for 6 Hills View Realty Trust, LLC, #214 Gifford Street in Falmouth, MA", Prepared by Holmes and McGrath, Inc., Civil Engineers and Land Surveyors, 205 Worcester Court, Suite A4, Falmouth, MA 02540, Scale: 1" = 40', Dated November 19, 2021 and recorded with the Barnstable County Registry of Deeds in Plan Book 693, Page 47. For title reference, see confirmatory deed recorded with the Barnstable County Registry of Deeds dated August 21, 2019 at Book 32237, Page 297.

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 Falmouth, 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,  
SGIA Residential Bridge Loan Venture V LP,  
By its attorney,

Richard J. Omar, Esq.  
BBO#674951  
RJO Law  
PO Box 25  
Hanover, MA 02339  
781 331 9333  
[rjo@rjo-law.com](mailto:rjo@rjo-law.com)  
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