

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 John A. Coelho and Theresa M. Coelho to Stoughton Co-operative Bank dated February 21, 2007 and recorded with the Plymouth County Registry of Deeds in Book 34156 at Page 191, 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 11 o'clock A.M. on the 17th day of December, 2018 on the mortgaged premises located at 100 Bouve Avenue, Brockton, Plymouth County, Massachusetts, all and singular the premises described in said mortgage,

To wit: The land in Brockton, Plymouth County, Massachusetts with the buildings thereon situated on the southerly side of Sunset Avenue and the easterly side of Bouve Avenue and bounded and described as follows:

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| NORTHERLY | by Sunset Avenue, there measuring one hundred twenty (120) feet; |
| EASTERLY | by Lot #73 on a plan hereinafter mentioned, there measuring sixty (60) feet; |
| SOUTHERLY | by Lot #72 on said plan, there measuring one hundred twenty (120) feet; and |
| WESTERLY | by the easterly line on Bouve Avenue, there measuring sixty (60) feet. |

Being Lot 81 on "Plan of House Lots in Brockton, Mass., owned by the West Side Land and Building Association, Scale one inch equals 40 feet, August 1914" recorded with Plymouth County Registry of Deeds, Plan Book 2, Page 434. Subject to rights of way if any.

Being the same premises conveyed to the Mortgagors by deed of Helen Coelho and John Coelho recorded with Plymouth County Registry of Deeds in Book 34156, Pages 189-190.

Premises to 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, 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 the deed.

Terms of sale: A deposit of five thousand dollars (\$5,000) 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 Richardson and Tyler, LLP, 3 Cabot Place, Stoughton, MA 02072, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

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

Stoughton Co-operative Bank
Present holder of said mortgage
By its Attorneys,
Richardson and Tyler, LLP
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