

## 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 Santos to Kenneth W. Zion, Trustee of K.W. Zion Family Trust dated April 29, 2016 and registered with the Norfolk Land Registry as Document No. 1,353,038 and against Certificate of Title Number 193,205, the undersigned being the present holder of said Mortgage, for breach of the conditions of said Mortgage and for the purposes of foreclosing the same, will be sold at Public Auction as follows:

10:00 a.m. on Thursday, May 24, 2018

upon the hereinafter described premises, sometimes known and numbered 1900 Main Street, Walpole, Norfolk County, Massachusetts, all and singularly the premises described in the Mortgage, to wit:

That certain parcel of land, with the buildings thereon, situated in Walpole, in the County of Norfolk and Commonwealth of Massachusetts, bounded and described as follows:

Northwesterly by the Southeasterly line of Main Street, two hundred (200) feet;

Northeasterly by lots numbered 3 and 4, shown on the plan hereinafter referred to, four hundred sixty-two and 07/100 (466.07) feet;

Southerly by lot numbered 4, two hundred thirty-six and 83/100 (236.83) feet; and

Southwesterly by lot numbered 7, shown on said plan, three hundred four and 74/100 (304.74) feet.

Said parcel is shown as lot numbered 2 on a plan drawn by Norwood Engineering Co., Inc., Surveyors, dated January 29, 1971, as approved by the Land Court, filed in the Land Registration Office as No. 26989C, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 95049, Book 476.

There is appurtenant to the above-described land the right of way, etc. set forth in Document No. 252981.

Meaning and intending to describe the same premises conveyed to the Mortgagor by Deed registered as Document Number 1,353,037 and described in Certificate of Title Number 193,205.

The above described premises shall be sold subject to and with the benefit of all easements, restrictions, municipal or other public taxes, assessments, liens or claims in the nature of liens, outstanding tax titles, building, zoning and other land use laws and all permits and approvals issued pursuant thereto, including without limitation, orders of condition and existing encumbrances of record created prior to said Mortgage, if any there be. Said premises are to be sold subject to the right of redemption of the United States of America, if any there be.

TERMS OF SALE: The highest bidder shall be required to make a deposit of \$10,000 to the holder of said Mortgage, in cash or by certified or bank cashier's check at the time and place of the sale of said premises. The balance of the purchase price is to be paid to said holder within thirty (30) days from the date of the sale in cash, by certified or bank cashier's check, and thereupon the deed shall be delivered to the purchaser for recording, at the Law Offices of Louis J. Caccavaro, Jr., LLC, 11 Vanderbilt Ave., Suite 250, Norwood, Massachusetts. The successful bidder shall be required to sign a Memorandum of Sale at the time and place of the sale of the premises. The description of the premises contained in the Mortgage shall control in the event of an error in this notice or publication.

Other terms, if any, to be announced at the time and place of the sale.

Kenneth W. Zion, Trustee  
K.W. Zion Family Trust  
Present holder of said Mortgage  
By his Attorneys,  
Louis J. Caccavaro, Jr.  
Law Offices of Louis J. Caccavaro, Jr., LLC  
11 Vanderbilt Ave., Suite 250  
Norwood, MA 02062  
(781) 762-0955