

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 Mark D. Brennan and E. Pamela Brennan to Pilgrim Co-Operative Bank dated August 25, 2003 and recorded with the Norfolk County Registry of Deeds in Book 19748, Page 219 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 11:00 A.M. on February 7, 2019 at 2 Mendel Road, Cohasset, Norfolk County, Massachusetts, all and singular the premises described in said mortgage,

To wit:

All that certain premises and proportionate interest in condominium situated in Cohasset, Norfolk County, Massachusetts more particularly described as follows:

Unit No. 2 (the "Unit") of the Olde Farm Hill Condominium, located at Mendel Road, Cohasset, Norfolk County, Massachusetts, created in accordance with the provisions of G.L. C183A by Master Deed dated August 9, 1990 recorded with Norfolk Deeds at Book 8783, Page 416, as amended of record (the "Condominium") which Unit as shown on the floor plans filed with said Master Deed and on the copy of a portion of said plans attached to the first Unit Deed out recorded in Book 12214, Page 615, to which is affixed a verified statement in the form required by G.L. C.183A, Section 9.

The Unit is conveyed together with an undivided 29.25% interest in the common areas and facilities described in said Master Deed and in the By-Laws of the Olde Farme Hill Association, the organization of the unit owners through which the condominium is managed and regulated.

The Unit is conveyed subject to and with the benefit of the provisions of said C. 183A; the provisions, easements, agreements, restrictions and covenants of the Condominium, as set forth in said Master Deed and floor plans; and the By-Laws of the Olde Farm Hill Association recorded with said Norfolk Deeds at Book 8783, Page 442, including but not limited to the exclusive right to use the area designated on said plans as "Exclusive Use Area Unit #2" as described in Section 3 of the Master Deed.

The post office address of the Unit is Unit 2, Olde Farm Hill Condominium, Mendel Road, Cohasset, Massachusetts 02025.

Being the same parcel conveyed to the mortgagor by deed from Denis T. Lemire to Mark D. Brennan and E. Pamela Brennan dated May 11, 1995 and recorded with the Norfolk County Registry of Deeds in Book 10951, Page 366.

Property Address: 2 Mendel Road, Cohasset, Massachusetts 02025

The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

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, rights of tenants and parties in possession 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 ten thousand dollars (\$10,000) by cash, 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 Francis L. Colpoys, Jr., P.C., 1020 Plain Street, Suite 250, Marshfield, MA 02050 within thirty (30) days from the date of sale. The successful bidder(s) shall be required to sign a Memorandum of Sale containing the above-terms and others at the foreclosure sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price.

In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by Foreclosure Deed to the second highest bidder provided that the second highest bidder shall deposit with Mortgagee's attorney, Francis L. Colpoys, Jr., P.C., the amount of the required deposit as set forth herein within three (3) business days after written notice of default of the previous highest bidder and title shall be conveyed to said second highest bidder within twenty (20) days of said written notice. 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 time and place of the sale.

Pilgrim Bank f/k/a Pilgrim Co-operative Bank

Present holder of said mortgage

By its Attorney,

Francis L. Colpoys, Jr., P.C.

1020 Plain St., Suite 250

Marshfield, MA 02050

781-837-1231