

## 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 Joseph Silvia to Mortgage Electronic Registration Systems, Inc., as nominee for GB Home Equity, LLC, dated March 16, 2007 and registered with the Bristol County North Registry of Deeds in as Document Number 86359, as noted on Certificate of Title Number 9039 and assigned to First-Citizens Bank & Trust Company dated on June 3, 2019 and registered with Document Number 110377 as noted on Certificate of Title Number 9039 of which mortgage First-Citizens Bank & Trust Company a/k/a Guaranty Bank, a division of First Citizens Bank & Trust Company 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 on **April 15, 2021 at 1:30 pm** at 308 Tremont Street, Taunton, MA 02780, all and singular the premises described in said mortgage:

TO WIT:

The land and buildings thereon situated in said Taunton on the 308 Tremont Street, and bounded and described as follows:

Lot B-1-A on Subdivision plan #10537-E, filed with Certificate of Title #348, bounded:

Northeasterly by the Southwesterly line of Tremont Street, 31.04 feet;

Northeasterly by Southwesterly of New State Road (also known as Alfred Lord Highway) 67 feet; Westerly by land now or formerly of William F. Stacy, 156.15 feet; Southerly by Lot B-2, 79.80 feet;

Southeasterly by Lot B-1-B as shown on Subdivision Plan drawn by R. Loring Hayward, Civil Engineer, hereinafter referred to, 152.07 feet.

Being Lot B-1-A as shown on said Subdivision Plan by R. Loring Hayward, Civil Engineer, dated October 10, 1929, and numbered 10537-E on the records of the Land Registration Office.

REGISTERED LAND. CERT. NO. 9039

Being the same property conveyed to Joseph Silvia, as an individual by Massachusetts Quitclaim Deed from Matthew W. Shannon and Diana U. Shannon as recorded 09/29/1989 in Book 36182 at Page 192 as Document NA.

Commonly Known As: 308 Tremont St, Taunton, MA, 02780-2012

These premises will 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 (\$5,000.00) DOLLARS 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 BRAUCHER & AMANN, PLLC, 764 CHESTNUT STREET, MANCHESTER, NH, 03104, 603-486-1530, 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. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

**First-Citizens Bank & Trust Company a/k/a Guaranty Bank, a division of First Citizens Bank & Trust Company.**

Present holder of said mortgage

By its attorneys,

BRAUCHER & AMANN, PLLC

764 CHESTNUT STREET

MANCHESTER, NH 03104

603-486-1530