

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 **Legacy Solutions, LLC** to **Harper Financial LLC** dated November 15, 2019 and recorded with the Suffolk County Registry of Deeds in **Book 62118, Page 262**, by assignment as follows: from Harper Financial LLC to Direct Access Capital, LLC, recorded November 22, 2019, at Suffolk County Registry of Deeds in Book: 62120; Page: 273; Assignment from Direct Access Capital, LLC to Bridging America, LLC recorded March 2, 2021, recorded or filed at Suffolk County Registry of Deeds in Book: 64901, Page: 290 of which mortgage **Bridging America, LLC** 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 AM on July 19, 2021** at **51 Copeland Street and 2 Langford Street, Roxbury, Suffolk County, Massachusetts**, all and singular the premises described in said mortgage:

TO WIT:

A certain parcel of land with the buildings thereon situated in that part of said Boston, formerly Roxbury, being now known and numbered as 51 Copeland Street, being Lot 2 on a plan made by Charles H.W. Wood, dated May 26, 1897, recorded with the Suffolk County Registry of Deeds in Book 2447, Page 378, containing by estimation two thousand six hundred and fifty-four (2,654) square feet of land. Bounded and described as follows: NORTHWESTERLY by Copeland Street, thirty-one and forty-five hundredths (31.45) feet; NORTHEASTERLY by land shown as Lot#1 on the Plan hereinbefore mentioned, eighty-four and thirty-six hundredths (86.36) feet; SOUTHEASTERLY by land shown as Lot #4 on the Plan hereinbefore mentioned, thirty-one and forty-four hundredths (31.44) feet; and SOUTHWESTERLY by land shown as Lot #3 on the Plan herein before mentioned, eighty-four and forty-four hundredths (84.44). Being the same premises conveyed by Deed dated May 21, 2018, to Steven Mathieu and Sharon Mathieu, recorded in the Suffolk County Registry of Deeds at Book 59613 Page 96.

A parcel of land numbered 2 Langford Park bounded and described as follows: Approximately 2792 square feet of land on the Northeasterly side of Langford Park (Formerly Louise Park) formerly numbered 2 in the numbering of said Louise Park between an estate now or formerly of Elizabeth J. McMahon (formerly numbered 4 Louise Park) and estate now or formerly of Eliot Savings Bank (numbered 49 Copeland Street). Said land is situated in Block 163, in the Roxbury District shown in the Boston Assessor's Book of Plans of said City, filed in the Suffolk Registry of Deeds. Said parcel is also shown as lot 4 on plan by Charles H.W. Wood, Surveyor, dated May 26, 1897, recorded with the Suffolk Deeds, Book 2447, Page 378-379, on the first-mentioned plan as Lot 4. For title reference see deed recorded May 21, 2018, in Book 59613 page 98 of the Suffolk County Registry of Deeds.

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 ST, MANCHESTER, NH 03104, Tel: (603) 846-1530**, 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.

Bridging America, LLC

Present holder of said mortgage.

By its attorneys,

Matthew R. Braucher, Esq.

764 Chestnut St.

Manchester, NH & 03104

Tel: (603) 846-1530