

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 22, 2019 and recorded with the Suffolk County Registry of Deeds in Book: 62120, Page: 246, by assignment as follows: from Harper Financial LLC to Direct Access Capital, LLC dated November 07, 2019, recorded with the Suffolk County Registry of Deeds at Book: 62120, Page: 273; assignment from Direct Access Capital, LLC to Bridging America, LLC dated February 4, 2021, recorded with the Suffolk County Registry of Deeds at Book: 64725, Page: 235 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 **01:00 PM on August 10, 2021 at 23 Barry Street, Dorchester, 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 Dorchester, Suffolk County, Massachusetts, on Barry Street, being shown as Lots A & B on a plan entitled "Plan of Land belonging to Riley G. Crosby, Barry Street, Dorchester," DJ Donovan, Surveyor, dated April 25, 1906 and recorded in Suffolk County Registry of Deeds Book 3125, Page 489. Also referred to as Lot 84 on a "Plan of Land drawn by Whitman and Brock, dated November 1882, recorded with Suffolk County Registry of Deeds at the End of Book 1604, to which plan reference is hereby made for a more particular description and containing 6,162 square feet of land according to said plan.

Parcel ID: 15-01873-00

Property Address: 23 Barry Street, Dorchester, MA 2125.

Being the same premise conveyed to Steven Mathieu and Sharon Mathieu by Deed dated September 26, 2018 and recorded in the Suffolk County Registry of Deeds at Book 60220, Page 251.

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, Tell: (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.

Bridging America, LLC

Present holder of said mortgage.

By its attorneys,

Martha L. Davidson

Braucher & Amann, PLLC

764 Chestnut Street

Manchester, NH 03104

Tell: (603) 486-1530