

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated February 17, 2017 from Peter J. Sullo to Island Food Products Corporation recorded with Dukes County Registry of Deeds in Book 1482, Page 793, the undersigned being the present holder of said mortgage, for breach of the conditions of said Mortgage and for the purpose of foreclosing the same will be sold at Public Auction at:

12:00 P.M. on Friday, December 17, 2021

upon the hereinafter-described premises, known as and numbered as 219 Herring Creek Road, Tisbury, Dukes County, Massachusetts, all and singularly the premises described in said mortgage, to wit:

The land, with any buildings and improvements thereon, situated in Tisbury, Dukes County, Massachusetts more particularly described as Lot 2A as shown on "A Plan of Land in Tisbury, MA prepared for Scott M. Menton, et al, Scale: 1"=50", September 24, 2002, Smith & Dowling, Inc., Engineers, Surveyors, Planners, Construction Management, 480 State Road, P.O. Box 1087, Vineyard Haven, Mass. 02568". Said Plan recorded with the Dukes County Registry of Deeds as Tisbury Case File 585.

The above-described Mortgage is not a first mortgage. The above-described premises shall be sold subject to all easements, restrictions, municipal or other public taxes, assessments, liens, mortgages, 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 conditions, and existing encumbrances of record created prior to said Mortgage, if there be any. 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 \$10,000.00 to the holder of said Mortgage, in cash or by certified or bank cashier's check at the time and place of said sale of said premises. The balance of the purchase price is to be paid to said holder in cash, by certified check or bank cashier's check, and thereupon the deed shall be delivered, in thirty (30) days from the date of sale at the firm of Cunningham, Machanic, Cetlin, Johnson, Harney & Tenney, LLP, Attorneys for said holder, 220 North Main Street, Suite 301, Natick, Massachusetts. The successful bidder shall be required to sign a Memorandum of Terms of Sale. The description of the premises contained in said Mortgage shall control in the event of an error in publication.

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

ISLAND FOOD PRODUCTS CORPORATION
Present Holder of Said Mortgage,
By its Attorneys,
CUNNINGHAM, MACHANIC, CETLIN,
JOHNSON, HARNEY & TENNEY, LLP
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Natick, MA 01760
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