

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 **PT INVESTMENTS, LLC** to **G CAPITAL, LLC** dated **MAY 12, 2022** and recorded with the **NORFOLK COUNTY REGISTRY OF DEEDS** in **BOOK 40533, PAGE 415**, of which mortgage **G CAPITAL, 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 **12:00 P.M.** on **MARCH 6, 2024** at **315 BILLINGS RD. QUINCY, MA 02043**, all and singular the premises described in said mortgage:

TO WIT:

A certain parcel of land with the buildings thereon situated on Billings Road, Quincy, Norfolk County, Massachusetts, being shown as Lot 636 on a plan of Charles D. Eliot, dated April, 1892, and recorded with Norfolk Deeds, Plan Book 14, Plan 640, to which plan reference is hereby made for a more particular description, and containing 5,400 square feet of land, according to said plan.

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 *TEN THOUSAND (\$10,000.00) 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 & Associates, PLLC, 764 Chestnut St., 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.

G CAPITAL, LLC

Present holder of said mortgage

By its attorneys,

Braucher & Associates, PLLC

764 Chestnut Street

Manchester, NH 03104

603-486-1530

