

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 **SKYLINE INVESTMENTS, LLC AND PPT INVESTMENTS, LLC** to **G CAPITAL, LLC** dated **APRIL 8, 2022** and recorded with the **NORFOLK COUNTY REGISTRY OF DEEDS REGISTERED LAND SECTION** at **DOCUMENT #830390** and **CERTIFICATE #133704**, 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 **1:00 P.M.** on **MARCH 6, 2024** at **44 ABINGTON ST. HINGHAM, MA 02043**, all and singular the premises described in said mortgage:

TO WIT:

The Land in Hingham, Massachusetts, together with the buildings thereon, bounded and described as follows:

NORTHEASTERLY by the southwesterly line of Abington Street one hundred twenty-five feet;

SOUTHEASTERLY by Lot 1 on the plan hereinafter mentioned two hundred fifty-seven and 88/100 (257.88) feet;

SOUTHWESTERLY by land now or formerly of Andrew A. Chisholm one hundred forty-two and 32/100 (142.32 feet) and

NORTHWESTERLY by land now or formerly of Salvatore Santosuosso three hundred twenty-five and 92/100 (325.92) feet

Said parcel is shown as Lot 2 on subdivision plan #24328B, drawn by Lewis W. Perkins & Son, Engineers, dated September 12, 1995, and filed with Certificate of Title No. 20094

So much of the above described land as is included within the Limits of the way fifteen (15) feet wide, shown on said plan, is subject to the rights of all persons lawfully entitled thereto in and over the same.

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