

**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 **JKWB CORP.** to **SHARESTATES INVESTMENTS, LLC** dated **SEPTEMBER 23, 2022** and recorded with the **BRISTOL/FALL RIVER COUNTY REGISTRY OF DEEDS** in **BOOK 11131, PAGE 155** and assigned to **MASSACHUSETTS MUTUAL LIFE INSURANCE COMPANY** recorded **FEBRUARY 24, 2023** at **BOOK 11237, PAGE 300**, as re-assigned to **SHARESTATES INVESTMENTS, LLC** recorded **FEBRUARY 1, 2024** at **BOOK 11458, PAGE 103** of which mortgage **SHARESTATES INVESTMENTS, 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 **TIME 12:00 P.M. on APRIL 19, 2024** at **834 KING PHILIP ST. FALL RIVER, MA 02724**, all and singular the premises described in said mortgage:

TO WIT:

A certain tract of land with the buildings thereon, situated at 834 King Philip Street, Fall River, Massachusetts and being described as follows:

Beginning at a point Sixty-Three (63) feet easterly from the northeasterly corner of Tuttle and King Philip Streets at the southwesterly corner of the lot to be described, thence running northerly along land now or formerly of John Silva, et ux Sixty (60) feet for a corner; thence running westerly by land now or formerly of John Silva, et ux, Eleven (11) feet for a corner; thence running northerly by land now or formerly of said John Silva, et ux, Forty-Four and 94/100 (44.94) feet for a corner; thence running easterly by land said of Horacio N. Soares, et ux, Forty-Three (43) feet for a corner; thence running southerly by land now or formerly of Richard J. Hamel, et ux One Hundred and Four and 60/100 (104.60) feet to the northerly line of King Philip Street for a corner; thence running westerly along the northerly line of King Philip Street Thirty-Two (32) feet to the point of beginning; containing 3,846 square feet of land, more or less.

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.

***SHARESTATES INVESTMENTS, LLC***

Present holder of said mortgage

By its attorneys,

*Braucher & Associates, PLLC*

*764 Chestnut Street*

*Manchester, NH 03104*

*603-486-1530*