

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the POWER OF SALE, made a part of that certain Mortgage given by **Chipdon Development, LLC** to David Woods, dated April 28, 2006 and recorded with the Bristol County Fall River District Registry of Deeds in Book 6266 at Page 82, of which Mortgage the undersigned is the present holder, for breach of the conditions of said Mortgage and for the purpose of foreclosing the same, all and singular the premises described in said Mortgage will be sold at Public Auction at **10:00 A.M. on Thursday, September 9, 2021**, on the Property, **located on 24.12 Acres of Land located on the northerly side of G.A.R. Highway (Route 6), Swansea, Bristol County, Massachusetts 02777, shown as Lot 2 on Swansea Assessors' Map 82 and as a portion of Lot 37 on Swansea Assessors' Map 14.**

To wit:

A parcel of land in Swansea, Bristol County, Massachusetts, bounded and described as follows:

BEGINNING at a point in the northerly sideline of G.A.R. Highway (Route 6), said point being the southwesterly corner of the parcel herein described and the southeasterly corner of land now or formerly of Edmund J. Barber, Jr. & Antonette M. Barber as shown on the plan of land hereinafter referenced; thence

NORTH 12° 41'13" WEST by the easterly sideline of said last-named land, one hundred ninety-two and 72/100 (192.72) feet to a drill hole at the end of a stone wall and the southeasterly corner of land now or formerly of Stanley L. & Pauline T. Treloar as shown on said Plan; thence

CONTINUING NORTH 12° 41'13" WEST by said stone wall and the easterly sideline of said last-named land, three hundred thirty-seven and 94/100 (337.94) feet to a point; thence

NORTH 13° 09'03" EAST still by said stone wall and the sideline of said last-named land, two hundred sixty-seven and 25/100 (267.25) feet to a point for a corner in said stone wall and the northeasterly corner of said last-named land; thence

NORTH 83° 39'27" WEST still by said stone wall and by the northerly sideline of said last-named land, one hundred forty-two and 44/100 (142.44) feet to a point; thence

NORTH 84° 48'17" WEST still by said stone wall and said sideline of last-named land, one hundred forty-one and 16/100 (141.16) feet to a point and an intersecting stone wall as shown on said Plan; thence

NORTH 84° 21'10" WEST still by said stone wall and said sideline of last-named land, three hundred and 88/100 (300.88) feet to a stone wall and a point for a corner in the easterly sideline of land now or formerly of Bay Community Baptist Church as shown on said Plan; thence



NORTH 03° 39'29" WEST by said stone wall and said easterly sideline of last-named land, two hundred thirty-two and 44/100 (232.44) feet to a point for a corner in said stone wall and the southerly sideline of land now or formerly of the Grantor Trust, shown as parcel "ANR-12" on said Plan; thence

NORTH 79° 55'18" EAST by said stone wall and the southerly sideline of said last-named land, two hundred ninety-nine and 65/100 (299.65) feet to a point for a corner; thence

NORTH 01° 41'01" WEST by the easterly sideline of said last-named land, two hundred twenty-eight and 03/100 (228.03) feet to a point and the beginning of a stone wall; thence

NORTH 04° 48'59" EAST still by the easterly sideline of said last-named land and by said stone wall, one hundred thirty-six and 15/100 (136.15) feet to a point for a corner in said stone wall; thence

NORTH 86° 58'28" EAST still by said last-named land and by said stone wall, two hundred ninety-seven and 65/100 (297.65) feet to a point and the end of said stone wall; thence

SOUTH 61° 51'16" EAST still by said last-named land, seven hundred thirty and 08/100 (730.08) feet to a point for a corner, the corner of a stone wall, and the northwesterly corner of land now or formerly of Joseph C. & Katherine A. Pacheco as shown on said Plan; thence

SOUTH 04° 08'12" WEST by said stone wall and by the westerly sideline of said last-named land, one hundred nine and 88/100 (109.88) feet to a point; thence

SOUTH 06° 28'31" WEST still by said stone wall and the sideline of said last-named land, one hundred ninety-nine and 23/100 (199.23) feet to a point; thence

SOUTH 09° 11'49" EAST still by said stone wall and by said sideline, forty-one and 81/100 (41.81) feet to a point; thence

SOUTH 03° 12'47" WEST still by said stone wall and by said sideline, forty-six and 03/100 (46.03) feet to a point and the end of said stone wall; thence

SOUTH 17° 51'36" EAST still by the westerly sideline of said last-named land, fifty-eight and 44/100 (58.44) feet to a point at the beginning of a stone wall; thence

SOUTH 35° 44'38" EAST still by said sideline and by said stone wall, thirty and 06/100 (30.06) feet to a point; thence

SOUTH 18° 21'29" EAST still by said sideline and by said stone wall, twenty-one and 09/100 (21.09) feet to a point; thence

SOUTH 36° 44'53" EAST still by said sideline and by said stone wall, fifteen and 45/100 (15.45) feet to a point; thence

SOUTH 01° 22'31" EAST still by said sideline and by said stone wall, sixty-one and 53/100 (61.53) feet to a point; thence

SOUTH 04° 20'38" WEST still by said sideline and by said stone wall, forty-nine and 15/100 (49.15) feet to a point; thence

SOUTH 25° 37'34" EAST still by said sideline and by said stone wall, fifteen and 96/100 (15.96) feet to a point; thence

SOUTH 50° 27'50" WEST still by said sideline and by said stone wall, two hundred eighteen and 33/100 (218.33) feet to a point; thence

SOUTH 85° 37'00" WEST still by said sideline and by said stone wall, one hundred twenty-four and 83/100 (124.83) feet to a point; thence

SOUTH 82° 08'56" WEST still by said sideline and by said stone wall, seventy-nine and 64/100 (79.64) feet to a point for a corner, thence

SOUTH 11° 02'02" EAST still by said sideline and by said stone wall, two hundred ninety-seven and 38/100 (297.38) feet to a point; thence

SOUTH 10° 38'15" EAST still by said sideline and by said stone wall, two hundred fourteen and 14/100 (214.14) feet to a point for a corner in the northerly sideline of the said G.A.R. Highway (Route 6); thence

NORTH 68° 53'16" WEST by said Route 6 sideline, two hundred fifteen and 77/100 (217.77) feet to a point; thence

NORTH 68° 03'54" WEST still by said Route 6 sideline; one hundred twenty-eight and 27/100 (128.27) feet to a point; and thence

NORTH 67° 54'31" WEST still by said Route 6 sideline, twenty-four and 34/100 (24.34) feet to a point for a corner, the southeasterly corner of land now or formerly of Edmund J. Barber, Jr. & Antoinette M. Barber, and the place of beginning

CONTAINING twenty-four and 12/100 (24.12) acres and BEING SHOWN as "ANR-13" on an "Approval Not Required Plan, G.A.R. Highway Route 6, Swansea, MA, A.P. 14 Lot 32, 33 & 37, Owner: Joseph J. & Carol Jeanne Ballarini, Date: March 1, 2005, Scale: 1"=80' ", drawn by Insite Engineering Services, LLC of Seekonk, MA and recorded in the Bristol County (Fall River District) Registry of Deeds in Plan Book 134, Page 64-66 as Sheet 1 of 3.

Said premises will be sold subject to any and all valid superior or prior liens on the said premises, including liens, encumbrances, attachments, levies, unpaid taxes, mortgages, easements, rights-of-way, occupancies, leases, municipal charges or other defects of title, federal, state, district and municipal taxes, liens and assessments and rights of redemption under