

SHERIFF'S SALE  
COMMONWEALTH OF MASSACHUSETTS  
PAUL HEROUX, SHERIFF

Bristol, SS

By virtue of Execution # 2373CV00833 issued by the New Bedford Superior Court, wherein Santander Bank, N.A. Formerly Known as Sovereign Bank, N.A. Formerly Known As Sovereign Bank is named Judgment Creditor and Barbara A Rosyski aka Barbara Ann Rosyski aka Barbara Rosyski and Stanley J Rosyski aka Stanley J Rosyski, Jr. are named Judgment Debtors, having levied upon seized and taken all right, title and interest which the said Barbara A Rosyski aka Barbara Ann Rosyski aka Barbara Rosyski and Stanley J Rosyski aka Stanley J Rosyski, Jr. had on the 22<sup>nd</sup> day of September in the year two thousand and twenty-five, in and to the land in the Town of Freetown herein after described in Book 5012 Page 48 at the Bristol County Registry of Deeds Fall River District as follows:

The land in Freetown, Bristol County, Commonwealth of Massachusetts, located on the Northerly side of West Howland Road bounded and described as follows:  
Lot entitled "MAP 209, Lot 23" and lot entitled "MAP 208, Lot 112.2-B" on "APPROVAL NOT REQUIRED PLAN, PREPARED FOR, RICHARD MIRANDA, JR., FREETOWN (ASSONET), MA, PREPARED BY GEODETIC ENGINEERING INC., 150 COUNTY ROAD, EAST FREETOWN, MA 02717, OCTOBER 19, 1999, SCALE 1" = 60ft." recorded in the Bristol County Fall River Registry of Deeds Plan Book 118, Page 25. Said lots contains 1.6370 acres of land, more or less and 1.9946 acres of land, more or less, respectively.

Being part of the same premises conveyed to this grantor by deed of Dorene Miranda dated October 14, 1993 and recorded in the Bristol County Fall River Registry of Deeds in Book 2704 Page 232 and also part of the same premises conveyed to this grantor by deed of Dorene Miranda dated November 8, 1993 and recorded in the Bristol County Fall River Registry of Deeds in Book 2724, Page 21.

This conveyance is made subject to mortgages, restrictions, and easements of record.

**NOTICE REGARDING ON-SITE SEWAGE DISPOSAL SYSTEMS**

You are hereby notified that Massachusetts Regulations (Title 5 Regulations) require an inspection of on-site sewage disposal systems when there is a transfer of title of real estate, including a sheriff's sale under execution. Any purchaser or transferee of real estate served by an in-site sewage disposal system is obligated to inspect, and if necessary, to upgrade a system in accordance with the provisions of 310 Code of Massachusetts Regulations (CMR). You are hereby referred to 310 CMR 15.300-15.305 for time periods to do so and other requirements.

The Office of the Deputy Sheriff has no information whether the real estate in question is served by an on-site sewage disposal system.

On November 25, 2025 at 11:00a.m. at the Bristol County Deputy Sheriff's Office located at 421 Faunce Corner Road, North Dartmouth, Massachusetts, I will sell said right, title and interest at public auction, for cash, to the highest bidder, together with all costs and fees thereon. Said sale of land subject to any and all encumbrances of record.

TERMS OF PUBLIC AUCTION SALE: \$5,000.00 cash or certified check is required, payable immediately upon completion of the sale. Balance to be paid in guaranteed funds before the end of the next business day. A letter from the bank or financial institution stating the availability of funds for bidding. No Exceptions. Valid Photo ID is required for bidders. The Bristol County Sheriff's Office reserves the right to reject any bid and/or disqualify any bidder for financial or other reasons and the right to announce other terms of sale at auction.

Victoria A. Morales  
Deputy Sheriff  
Bristol County