

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 Lori Hughes, Robert A. Parent to Mortgage Electronic Registration Systems, Inc., as nominee for Stearns Lending, Inc., dated May 18, 2012 and recorded in the Hampden County Registry of Deeds in Book 19270, Page 93 as affected by a Partial Release of Mortgage recorded in said Registry in Book 23253, Page 73, of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc., as Nominee for Stearns Lending, Inc. to Stearns Lending, LLC, recorded on March 15, 2016, in Book No. 21098, at Page 35

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 10:00 AM on September 15, 2021, on the mortgaged premises located at 1608 Center Street, Ludlow, Hampden County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land in Ludlow, Hampden County, Massachusetts, bounded and described as shown on Exhibit A attached hereto and made a part hereof.

The land in said Ludlow, with the buildings thereof, bounded and described as follows:

First Tract: Beginning on the easterly side of the highway leading from North Wilbraham to Belchertown and at land of one Wansel; thence Easterly on said Wansel's land to a corner in an old fence; thence northerly still on said Wansel's land and on said fence to land of the Alden brothers, thence Easterly by said last named land to the Belchertown line; thence Southerly by said town line to land of Louis Lyon; thence Westerly by said last named land to said highway leading front North Wilbraham to Belchertown and thence North on said highway to the place of beginning.

Subject to the rights of way and water rights of whatever nature and description.

Subject to restrictions of record.

Excepting therefrom Lot 11F as shown on a Deed recorded in Hampden County Registry of Deeds in Book 11164, Page 491 and excepting property conveyed by the following Deeds recorded in the Hampden County Registry of Deeds; Book 5695, Page 541, Book 7626, Page 466, Book 7994, Page 196, Book 8242, Page 441 and Book 9467, Page 252 and Book 10467, Page 398. Subject to a Boundary Line Agreement as shown on Deed recorded in the Hampden County Registry of Deeds in Book 5786, Page 351.

For title see deed recorded in Book 16124, Page 409.

Excepting those parcels referenced on a Deed recorded in said Registry in Book 22881, Page 226.

For mortgagor's(s') title see deed recorded with Hampden County Registry of Deeds in Book 16124, Page 409.

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 Five Thousand (\$5,000.00) 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 Harmon Law Offices, P.C., 150 California St., Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, 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.

STEARNS LENDING, LLC
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
2017040324