

LEGAL NOTICE  
MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Stephen O. Estey and Janel E. Estey to Mortgage Electronic Registration Systems, Inc., as mortgagee, acting solely as a nominee for Sierra Pacific Mortgage Company, Inc., dated February 5, 2018 and registered at Barnstable County Registry District of the Land Court as Document No. 1339853 and noted on Certificate of Title No. 215357 (the "Mortgage") of which mortgage Nationstar Mortgage LLC d/b/a Mr. Cooper is the present holder by Assignment from Mortgage Electronic Registration Systems, Inc. as nominee for Sierra Pacific Mortgage Company, Inc., its successors and assigns to Nationstar Mortgage LLC d/b/a Mr. Cooper dated February 13, 2019 and registered as Document No. 1364742 and noted on Certificate of Title No. 215357, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 96 Knott Avenue, Sandwich, MA 02563 will be sold at a Public Auction at 11:00 AM on October 12, 2021, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The land in Sandwich, Barnstable County, Massachusetts, together with the buildings thereon, bounded and described as follows:

LOT 720  
LAND COURT PLAN 22318-K

So much of said land as is included with the limits of the private ways shown on said plan is subject to the rights of all persons lawfully entitled thereto in and over the same and there is appurtenant to said land the right to use the whole of said private ways shown on said plan in common with all other persons lawfully entitled thereto and to the provisions in four grants as set forth in Certificate of Title No. 14063.

Said land is subject to the restrictions, reservations and easements set forth in Document No. 35004 and Certificate of Title No. 14063, so far as the same are now in force and applicable.

There is appurtenant to said land a right of way over Freeman Avenue across land formerly of Fletcher Clark as set forth in a grant recorded in Book 780, Page 156 in common with all other persons lawfully entitled thereto.

There is also appurtenant to said land a right of way over the two ways 10 feet wide as set forth in a grant recorded in Book 740, page 414 in common with all other persons lawfully entitled thereto.

Said land is subject to Taking of Knott Avenue by the Town of Sandwich dated April 4, 1960 being Document No. 64, 024.

For mortgagor's title see deed registered at Barnstable County Registry District of the Land Court as Document Number 1339852 and Noted on Certificate of Title Number 215357.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA 01851 or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

Nationstar Mortgage LLC d/b/a Mr. Cooper  
Korde & Associates, P.C.  
900 Chelmsford Street  
Suite 3102  
Lowell, MA 01851  
(978) 256-1500  
Estey, Stephen O., 19-034443