

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 Kimberly P. Kitts and William P. DeCanio to Mortgage Electronic Registration Systems, Inc. as mortgagee, acting solely as a nominee for GMAC Mortgage Corporation, dated November 6, 2002 and registered at Barnstable County Registry District of the Land Court as Document No. 927961 and noted on Certificate of Title No. 193251 and on Certificate of Title No. 159208 (the "Mortgage") of which mortgage Bank of America, N.A. is the present holder by Assignment from Mortgage Electronic Registration Systems, Inc., its successors and assigns to Bank of America, N.A dated September 19, 2011 and registered as Document No. 1174236 and noted on Certificate of Title No. 193251, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 48 Quanset Road, Orleans, MA 02653 will be sold at a Public Auction at 12:00 PM on September 8, 2022, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

ALL THAT PARCEL OF LAND IN CITY OF ORLEANS, BARNSTABLE COUNTY, COMMONWEALTH OF MASSACHUSETTS, AS MORE FULLY DESCRIBED IN DEED DOC# 812165, CERT# 159208, ID#80-117, BEING KNOWN AND DESIGNATED AS LOT 1, ON LAND COURT PLAN 42020-A.

For mortgagor's title see deed registered at Barnstable County Registry District of the Land Court as Document Number 812165 and Document Number 1156278 Noted on Certificate of Title Number 193251.

The premises will be sold subject to a one-year redemption right in favor of the United States of America by virtue of the Notice of Lien for Fine and/or Restitution Imposed Pursuant to the Anti-Terrorism and Effective Death Penalty Act of 1996 registered at Barnstable County Registry District of the Land Court as Document #1374137.

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 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.

Bank of America, N.A.
Korde & Associates, P.C.
900 Chelmsford Street
Suite 3102
Lowell, MA 01851
(978) 256-1500
Kitts, Kimberly P. & William P. Decanio, 22-039492