

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Michelle L. Malafronte and Antonio Malafronte to Mortgage Electronic Registration Systems, Inc., as nominee for Radius Financial Group Inc., its successors and assigns, dated October 9, 2015 and recorded with the Hampden County Registry of Deeds at Book 20906, Page 318, subsequently assigned to Freedom Mortgage Corporation by Mortgage Electronic Registration Systems, Inc., as nominee for Radius Financial Group, Inc., its successors and assigns by assignment recorded in said Hampden County Registry of Deeds at Book 24731, Page 89 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 11:00 AM on September 28, 2023 at 2 Pidgeon Drive, Wilbraham, MA, all and singular the premises described in said Mortgage, to wit:

The land in Wilbraham, Hampden County, Massachusetts, being known and designated as Lot No. forty-seven (47) as shown on a plan of lots recorded in Hampden County Registry of Deeds in Book of Plans 78, Page 63; said lot being more particularly bounded and described as follows:

Northerly by Pidgeon Drive, two hundred twenty-seven and 71/100 (227.71) feet;

Easterly by Main Street, one hundred ten and 22/100 (110.22) feet;

Southerly by Lot No. forty-six (46) as shown on said plan, two hundred three and 85/100 (203.85) feet; and

Westerly by Lot No. forty-five (45) as shown on said plan, one hundred seven and 60/100 (107.60) feet.

Subject to pole and line rights of Worcester County Electric Company et al, under instrument dated December 2, 1959 and recorded as aforesaid in Book 2718, Page 1.

Subject to easement rights of the Town of Wilbraham under instrument dated October 27, 1964, and recorded as aforesaid in Book 3071, Page 205.

For title reference see Book 19962, Page 317.

A.P.N. # :

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

TERMS OF SALE:

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. **TIME WILL BE OF THE ESSENCE.**

Other terms, if any, to be announced at the sale.

Freedom Mortgage Corporation

Present Holder of said Mortgage,

By Its Attorneys,

ORLANS PC

PO Box 540540

Waltham, MA 02454

Phone: (781) 790-7800

22-013564