

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 36 West Street, Greenfield, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Clayton J Goodrow, Jr to Mortgage Electronic Registration Systems, Inc. ("MERS") as mortgagee, as nominee for Merrimack Mortgage Company, LLC, its successors and assigns and now held by AmeriHome Mortgage Company, LLC, said mortgage dated July 10, 2017, and recorded in the Franklin County Registry of Deeds in Book 7058, Page 235, as affected by an Assignment of Mortgage dated January 13, 2021, and recorded with said Deeds in Book 07685, Page 137, of which mortgage the undersigned is the present holder, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on January 10, 2024 at 11:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

Beginning on West Street at the northwesterly corner of land now or formerly of Mary Casey, and running southerly along land now or formerly of Mary Casey 8 rods; thence westerly 4 rods; thence northerly 8 rods to said West Street; thence easterly along said West Street 4 rods to the place of beginning.

Being Lot 17 on Plan of West Street on file in the Franklin County Registry of Deeds.

No buildings are to be placed thereon within twenty-five (25) feet of the street.

Being the same premises conveyed by Deed of Steven C. Sak to Clayton J. Goodrow, Jr., dated June 23, 2017, and recorded with the Franklin County Registry of Deeds in Book 7058, Page 232.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated June 23, 2017, and recorded in Book 7058, Page 232 with the Franklin County Registry of Deeds.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

TEN THOUSAND (\$10,000.00) Dollars of the purchase price must be paid by a certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid by a certified check, bank treasurer's or cashier's check within forty-five (45) days after the date of sale.

Other terms to be announced at the sale.

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LLC
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