

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 Susan M. Fitzgerald, James A. Fitzgerald to Mortgage Electronic Registration Systems, Inc., as nominee for Caliber Home Loans, Inc., dated May 9, 2018 and recorded in the Plymouth County Registry of Deeds in Book 49792, Page 193, of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Caliber Home Loans, Inc., its successors and assigns to PennyMac Loan Services, LLC, recorded on March 13, 2020, in Book No. 52472, at Page 343

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 2:00 PM on February 6, 2024, on the mortgaged premises located at 300 Winter Street, Hanson, Plymouth County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land in Hanson, Plymouth County, Massachusetts, on the Southeasterly side of Winter Street, together with the buildings thereon, and being shown as Lot 4 on a certain plan entitled "Plan of Land in Hanson, Plymouth County, Mass., Aug. 26, 1968, Feb. 11, 1969 Roy C. Anderson, Jr., Surveyor" said plan being duly recorded with Plymouth Deeds as Plan No. 92 of 1969 Plan Book 15, Page 9, and bounded and described as follows:
NORTHWESTERLY by Winter Street, (150.00) feet;
NORTHEASTERLY by land now or formerly of Francis W. Hunt, (200.00) feet;
SOUTHEASTERLY by land now or formerly of Francis W. Hunt, (146.93) feet; and
SOUTHWESTERLY by land presently of the within Gerald F. Bean et ux (200.00) feet.
Containing 30,000 square feet according to said plan.

For mortgagor's(s) title see deed recorded with Plymouth County Registry of Deeds in Book 15283, Page 321.

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.

PENNYMAC LOAN SERVICES, LLC
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
24732