

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 280 Maple Street, Winchendon, MA 01475

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Sylvia Plante to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Total Mortgage Services, LLC, and now held by **Freedom Mortgage Corporation**, said mortgage dated April 10, 2019 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 60255, Page 200, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc. ("MERS"), as Mortgagee, as nominee for Total Mortgage Services, LLC to Freedom Mortgage Corporation by assignment dated May 18, 2023 and recorded with said Registry of Deeds in Book 69147, Page 310; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on** February 28, 2024 at 03:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land, with buildings and improvements thereon, in Winchendon, Worcester County, Massachusetts, bounded and described as follows, viz:-

Westerly by land now or formerly of Adelaide Theroux two hundred nine and 22/100 (209.22) feet;

Northerly by land now or formerly of Francis E. Morlock fifty (50) feet;

Easterly by land now or formerly of said Morlock, later of the heirs of Joseph Bastille, two hundred nine and 22/100 (209.22) feet;

Southerly by the northerly line of Maple Street fifty (50) feet.

Subject to the right to maintain the existing drain pipes from the adjoining premises on the westerly side thereof, with the right to enter and repair and/or replace the same as in deed dated December 16, 1938 and recorded with Worcester District Registry of Deeds, Book 5353, Page 150.

Being the same premises conveyed to the Mortgagor by Deed recorded herewith.

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 March 26, 2019 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 60255, Page 197.

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.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, 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 in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
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Attorney for Freedom Mortgage Corporation
Present Holder of the Mortgage
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