

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 32 Veranda Avenue, Swansea, MA 02777

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Craig A. Warner to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for LYC Mortgage, LLC, and now held by **Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F**, said mortgage dated October 15, 2014 and recorded in the Bristol County (Fall River District) Registry of Deeds in Book 8559, Page 73, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for LYC Mortgage, LLC to Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I by assignment dated September 3, 2021 and recorded with said Registry of Deeds in Book 10715, Page 189; said mortgage was assigned from Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust I to Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust F by assignment dated November 12, 2021 and recorded with said Registry of Deeds in Book 10818, Page 100; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on March 11, 2024 at 01:00 PM Local Time** upon the premises, all and singular the premises described in said mortgage, to wit:

*The land in Swansea, Bristol County Massachusetts, with any buildings thereon, bounded and described as follows:*

*A certain parcel of land with the buildings thereon being known as and numbered 32 Veranda Avenue situated in Swansea, Bristol County, Commonwealth of Massachusetts, said parcel consisting of four lots being lots No. 329, 330 (erroneously referred to as "33" in the deed recorded in Bristol County Fall River District Registry of Deeds as Book 6863, Page 103), 331, and 332 as shown on plan "B" of lots of Ocean Grove Park, formerly belonging to J. W. Wilbur, said plan being made by A. L. Elliot, Surveyor, dated April 15, 1902 and recorded with Bristol Fall River District Registry of Deeds as Plan 210, to which plan references is made for a more particular description.*

*Meaning and intending to mortgage the premises granted to us in a 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 October 15, 2014 and recorded in the Bristol County (Fall River District) Registry of Deeds in Book 8559, Page 71.

**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  
23 Messenger Street  
2nd Floor  
Plainville, MA 02762  
Attorney for Wilmington Savings Fund Society,  
FSB, as trustee of Stanwich Mortgage Loan Trust F  
Present Holder of the Mortgage  
(401) 217-8701