

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 16 Grizzly Drive, Rutland, MA 01543

By virtue and in execution of the Power of Sale contained in a certain mortgage given by James S. Montague and Diane M. Montague to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for LYC Mortgage, LLC, and now held by **Freedom Mortgage Corporation**, said mortgage dated July 5, 2018 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 59055, Page 122, as affected by Loan Modification recorded in said Registry of Deeds in Book 62614, Page 137, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc. as mortgagee, as nominee for LYC Mortgage, LLC to Mortgage Electronic Registration Systems, Inc. as nominee for Freedom Mortgage Corporation by assignment dated June 10, 2020 and recorded with said Registry of Deeds in Book 62614, Page 133; said mortgage was assigned from Mortgage Electronic Registration Systems, Inc. as mortgagee, as nominee for LYC Mortgage, LLC to Freedom Mortgage Corporation by assignment dated May 27, 2022 and recorded with said Registry of Deeds in Book 67657, Page 140; said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Freedom Mortgage Corporation to Freedom Mortgage Corporation by assignment dated December 27, 2022 and recorded with said Registry of Deeds in Book 68652, Page 193; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on** April 1, 2024 at 02:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

A certain parcel of land with the buildings and improvements thereon in Rutland, Worcester County, Massachusetts and further bounded and described as follows:

A certain parcel of land, situated in the Town of Rutland, County of Worcester, Commonwealth of Massachusetts and shown as Lot 25 on a plan entitled, "DEFINITIVE PLAN OF BEAR HILL" located on Vista Circle, Rutland, MA Owned by George A. & Grace Grove and The Highlands at Brunelle East, Inc. Prepared for C.B. Blair Enterprises, Inc., 87 Main Street, Rutland, Massachusetts," dated February 5, 2004, Scale 1" = 40' prepared by James B. Kalloch, P.L.S. & P.E. and recorded with the Worcester District Registry of Deeds in Plan Book 825, Plan 6.

Subject to reservation of a 30' wide temporary construction easement as shown on recorded plan.

Reservation by developer, its successors and assigns, the fee interest in the ways shown on said plan. Grantee shall have the right to pass and repass over the ways shown on said plan, or as may be amended or revised by or through the Rutland Planning Board, in order to access the property, using said ways as is consistent with public ways in the Town of Rutland.

Being the same premises as conveyed to these mortgagors in a deed to be 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 June 8, 2018 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 59055, Page 120.

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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Present Holder of the Mortgage
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