

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 157 North Street, North Adams, MA 01247

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Robert Therrien to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Academy Mortgage Corporation, and now held by **Freedom Mortgage Corporation**, said mortgage dated August 3, 2017 and recorded in the Berkshire County (Northern District) Registry of Deeds in Book 1630, Page 979, as affected by a Loan Modification dated June 8, 2022 and recorded in the Berkshire County (Northern District) Registry of Deeds in Book 1833, Page 589; said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as mortgagee as nominee for Academy Mortgage Corporation to Freedom Mortgage Corporation by assignment dated March 14, 2022 and recorded with said Registry of Deeds in Book 1784, Page 719; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on March 29, 2024 at 10:00 AM Local Time** upon the premises, all and singular the premises described in said mortgage, to wit:

*The land with any and all buildings thereon situate on the northerly side of North Street in North Adams, Berkshire County, Massachusetts, bounded and described as follows:*

*Beginning at a point in the northerly bounds of North Street at the southwest corner of land now or formerly of William L. and Erminia B. Sweeney; thence westerly along the northerly line of North Street, 70.2 feet to a stone marker set in the ground at the southeast corner of land now or formerly of one Montagna; the northerly along the easterly line of land of said Montagna 78 feet to an iron pipe driven into the ground; thence easterly 70.2 feet to and iron pipe driven into the ground in the Westerly line of land or William L. and Erminia B. Sweeney, aforesaid, 78.5 feet to the point of beginning.*

*Excepting and reserving, however, a right of way over and through a strip of land in the northeast corner of the above-described premises, which strip of land is 15 feet north and south and 20 feet east and west.*

*Together with a right of way 10 feet wide westerly from Cady Street along the northerly side of the premises now or formerly owned by William L. and Erminia B. Sweeney, and also a right of way 15 feet north and south and 20 feet east and west from and out of the southeast corner of land adjoining the premises on the north. Said right of way to be used as a means of ingress and egress for all purposes by the present and future owners and occupants of the real estate adjoining the above-described property on the north and east, as well as the property above-described.*

*Meaning and intending to convey and hereby conveying, in mortgage, the same premises conveyed to the Mortgagors herein by deed of Sonia M. DiSanti, dated August 1, 2017, recorded with the Northern Berkshire Registry of Deeds simultaneously 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 August 1, 2017 and recorded in the Berkshire County (Northern District) Registry of Deeds in Book 1630, Page 976.

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 Freedom Mortgage Corporation  
Present Holder of the Mortgage  
(401) 217-8701