

## 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 Eric Vaughan to Mortgage Electronic Registration Systems, Inc., as nominee for Guaranteed Rate, Inc., dated January 31, 2018 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 58396, Page 54, of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Guaranteed Rate, Inc., its successors and assigns to Nationstar Mortgage LLC d/b/a Mr. Cooper, recorded on August 22, 2019, in Book No. 60917, at Page 335

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 1:00 PM on April 12, 2024, on the mortgaged premises located at 27 Henry Street, Southbridge, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

### TO WIT:

The land in Southbridge, Worcester County, Massachusetts, with the buildings thereon, situated northerly from Worcester Street and on the westerly side of Henry Street, bounded and described as follows:

BEGINNING at the southeast corner at an iron pin in the ground on the westerly line of said Henry Street and at corner of land now or formerly of Philibert Quevillon;

THENCE northerly by said line of said street fifty-nine (59) feet, more or less, to an iron pin in the ground at land now or formerly of Henry A. Morse;

THENCE westerly by land now or formerly of Henry A. Morse, seventy-one (71) feet to wall and land now or formerly of said Morse;

THENCE southerly sixty-six (66) feet by land now or formerly of said Henry A. Morse to an iron pin in the ground at land now or formerly of said Philibert Quevillon;

THENCE easterly by land now or formerly of said Philibert Quevillon, seventy-two (72) feet to the point of beginning.

Said premises are Lot #13 as numbered and shown on a plan of lots made for Henry A. Morse by Arthur C. Moore, C.E., dated August 17, 1889.

For mortgagor's(s') title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 58396, Page 51.

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.

NATIONSTAR MORTGAGE LLC D/B/A MR.  
COOPER  
Present holder of said mortgage

By its Attorneys,  
HARMON LAW OFFICES, P.C.  
150 California St.  
Newton, MA 02458  
(617)558-0500  
24977