

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 36 Wilberforce Way, Oak Bluffs, MA 02557

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Angela Eastman and Paul M. Eastman to National City Bank, and now held by **PNC Bank, National Association, successor by merger to National City Bank**, said mortgage dated May 30, 2007 and recorded in the Dukes County Registry of Deeds in Book 1123, Page 30, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on March 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 the buildings thereon in Oak Bluffs, County of Dukes and Commonwealth of Massachusetts, designated as Lots 350 and 352 on a Plan of Lagoon Heights, North Section, filed with Dukes County Registry of Deeds in Book ____, Page ____.

Said premises are conveyed subject to and with the benefit of rights, easements, agreements, reservations and restrictions of record, if any, insofar as the same are now in force and applicable.

For title see deed recorded with the Dukes County Registry of Deeds in Book 1114, Page 223.

The plan of Lagoon Heights, North Section, is recorded in Dukes County Registry of Deeds Book of Plans 4, Page 17.

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 February 28, 2007 and recorded in the Dukes County Registry of Deeds in Book 1114, Page 223, as affected by Judgment entered February 24, 2023 and recorded in said Registry of Deeds in Book 1649, Page 949.

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.

Said mortgage is subject to a certain mortgage given by Angela Eastman and Paul M. Eastman to Mortgage Electronic Registration Systems, Inc. as nominee for CitiMortgage, Inc., dated 05/01/2007 and recorded in Dukes County Registry of Deeds in Book 1120, Page 256

Previously assigned by Mortgage Electronic Registration Systems, Inc. to CitiMortgage, Inc. by assignment dated April 23, 2012, recorded with Dukes County Registry of Deeds in Book 1279 at Page 172. Previously assigned by CitiMortgage, Inc. to Federal National Mortgage Association by assignment dated February 11, 2014, recorded with Dukes County Registry of Deeds in Book 1342 at Page 189. Previously assigned by Federal National Mortgage Association to US Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust by assignment dated October 1, 2021, recorded with Dukes County Registry of Deeds in Book 1604 at Page 94.

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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successor by merger to National City Bank
Present Holder of the Mortgage
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