

**NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE**

Premises: 16 Saint John Street, Dartmouth, MA 02748

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Christopher Moniz and Shantel Moniz to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for American Financial Network, Inc., DBA: Orion Lending, and now held by **Freedom Mortgage Corporation**, said mortgage dated June 1, 2020 and recorded in the Bristol County (Southern District) Registry of Deeds in Book 13244, Page 261, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc. as nominee for American Financial Network, Inc. dba Orion Lending to Freedom Mortgage Corporation by assignment dated April 6, 2023 and recorded with said Registry of Deeds in Book 14649, Page 237; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on** April 8, 2024 at 12:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

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

*Beginning at the northwest corner of this lot at a point in the easterly line of St Johns Road two hundred seventy-eight and 25/100 (278.25) feet southerly therein from the south line of the Cove Road and at the southwesterly corner of land now or formerly of Antone Berube; thence easterly by last named land one hundred (100) feet; thence southerly and parallel with said St. Johns Road one hundred (100) feet; thence westerly by land now or formerly of Elisha Devoll one hundred (100) feet to said easterly line of St. Johns Road; thence northerly in said easterly line of St. Johns Road one hundred (100) feet to the point of beginning.*

*For title reference see deed recorded herewith.*

*Property Address: 16 Saint John Street, Dartmouth, MA 02748*

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 1, 2020 and recorded in the Bristol County (Southern District) Registry of Deeds in Book 13244, Page 258.

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