

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 30 Butler Avenue, Chicopee, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Amanda J Scott and Michael J Vieu to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Merrimack Mortgage Company its successors and assigns and now held by HarborOne Mortgage, LLC s/b/m Merrimack Mortgage Company, said mortgage dated August 30, 2013, and recorded in the Hampden County Registry of Deeds in Book 19998, Page 204, as affected by a Loan Modification Agreement dated October 10, 2016, and recorded with said Deeds in Book 21445, Page 261, as affected by a Loan Modification Agreement dated September 16, 2020, and recorded with said Deeds in Book 24205, Page 363, as affected by an Assignment of Mortgage dated October 14, 2016, and recorded with said Deeds in Book 21428, Page 355, of which mortgage the undersigned is the present holder, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on May 23, 2024 at 11:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

Beginning at a point in the Southeasterly line of Butler Avenue, said point being distant Northeasterly two hundred forty-five and 16/100 (245.16) feet from an iron rod marking the point of intersection of said Southeasterly line of Butler Avenue with the Northeasterly line of East Street, said point of beginning also being at the Northwesterly corner of Lot #36 (thirty-six) as shown on a plan hereinafter mentioned, and from said point of beginning running thence

N 58° 25' 40" E by said Butler Avenue, one hundred ten and 69/100 (110.69) feet to a point at Lot #34 (thirty-four) as shown on said plan; thence

S 56° 30' E by said Lot #34 (thirty-four) and by Lot #52 (fifty-two) on said plan, one hundred seventy-eight and 53/100 (178.53) feet to a point at Lot #51 (fifty-one) as shown on said plan; thence

S 33° 30' W by said Lot #51 (fifty-one) and by Lots #50 (fifty), #49 (forty-nine) and #48 (forty-eight) as shown on said plan, one hundred ninety-five and 35/100 (195.35) feet to a point at land now or formerly of Robert G. Rodgers et ux.; and thence

N 33° 38' W by the last-named land, and by land now or formerly of one Mackechnie, two hundred forty-four and 39/100 (244.39) feet to Butler Avenue, and the point of beginning.

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 30, 2013, and recorded in Book 19998, Page 201 with the Hampden County Registry of Deeds.

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.

TEN THOUSAND (\$10,000.00) Dollars of the purchase price must be paid by a 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 by a certified check, bank treasurer's or cashier's check within forty-five (45) days after the date of sale.

Other terms to be announced at the sale.

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Present Holder of the Mortgage
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