

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 35 Birch Drive, Petersham, MA 01366

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Justin J. Hogan to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Mortgage Master, Inc., and now held by **BankUnited, N.A.**, said mortgage dated August 5, 2011 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 47683, Page 120, as affected by a Loan Modification dated August 1, 2016 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 55747, Page 17; said mortgage was assigned from Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Master, Inc. to JPMorgan Chase Bank, National Association by assignment dated July 20, 2017 and recorded with said Registry of Deeds in Book 57473, Page 292; said mortgage was assigned from JPMorgan Chase Bank, National Association to Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F by assignment dated January 8, 2020 and recorded with said Registry of Deeds in Book 61734, Page 95; said mortgage was assigned from Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust F to Carrington Mortgage Services, LLC by assignment dated August 24, 2020 and recorded with said Registry of Deeds in Book 63094, Page 164; said mortgage was assigned from Carrington Mortgage Services, LLC to BankUnited N.A. by assignment dated December 7, 2021 and recorded with said Registry of Deeds in Book 66747, Page 83; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on May 10, 2024 at 11:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

Shown as lot number five (5) on a plan entitled "Plan of lots in Petersham, Massachusetts surveyed for Country Land Realty, Inc." dated August 22, 1989 and recorded by the Worcester District Registry of Deeds in Plan Book 625, Plan 12.

Beginning at a gun barrel set on the easterly line of Birch drive which is the southwesterly corner of said lot;

Thence N. 09° 04' 20" E. 100.50 feet along the line of Birch Drive to a gun barrel set;

Thence N. 05° 31' 49" E. 85.00 feet along the line of Birch Drive to an iron pipe set;

Thence S. 88° 32' 20" E. 451.75 feet to an iron pipe set;

Thence S. 08° 38' 43" E. 104.78 feet to a Metropolitan District Water Commission Granit Bound;

Thence N. 82° 02' 13" W. 496.18 feet to a gun barrel set on the line of Birch Drive and the place of beginning.

Containing 1.547 acres.

Being the same premises conveyed to the Mortgagor herein by deed of Michael F. Kiley et ux dated June 15, 2011 and recorded in the Worcester District Registry of Deeds 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 June 15, 2011 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 47683, Page 118.

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.

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Present Holder of the Mortgage
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