
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 **Yvette M. Rioux a/k/a Yvette Rioux** to Long Beach Mortgage Company dated August 8, 2006, recorded at the Hampden County Registry of Deeds in Book 16112, Page 540; said mortgage was then assigned to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-8 by virtue of an assignment dated March 4, 2014, and recorded in Book 20213, Page 393, of which mortgage the undersigned is the present holder for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at PUBLIC AUCTION at 10:00 AM on **May 16, 2024**, on the mortgaged premises. This property has the address of **57 Stafford Road o/k/a Stafford Springs Road o/k/a Route 32, Monson, MA 01057**. The entire mortgaged premises, all and singular, the premises as described in said mortgage:

Two certain parcels of land, one on the westerly side of Stafford Road in Monson, Hampden County and located in the rear of the first described parcel, bounded and described as follows:

PARCEL ONE:

The land with building thereon, on the west side of said Stafford Road, o/k/a Stafford Springs Road, o/k/a Route 32 in said Monson, bounded and described as follows: BEGINNING at a stone bound in the west side of Stafford Spring Road, said stone bound being at the northeast corner of land of one Rufus Blodgett and also at the southeast corner of the tract herein described; thence

S. 60° 18' 45" W. along land of said Rufus Blodgett, two hundred forty-seven and 45/100 (247.45) feet to an iron pin in a rock; thence

N. 51° 22' 45" W. along said last mentioned land, sixty-three and 89/100 (63.89) feet to an iron pin at Parcel Two herein; thence

N. 20° 22' 41" E. along said Parcel two hundred forty-eight and 05/100 (248.05) feet to an iron pin; thence

S. 86° 11' 24" E. along said Parcel Two hundred fifty and 95/100 (250.95) feet to an iron pin in the west side of said Stafford Spring Road; thence

SOUTHWESTERLY along the curved line of Stafford Spring Road, having a radius of fourteen hundred ten (1410) feet, to an arc distance of forty-nine and 23/100 (49.23) feet to the point of tangent; thence

S. 28° 42' 02" W. along said Stafford Springs Road, one hundred and 77/100 (100.77) feet to the stone bound at the point of beginning.

PARCEL TWO:

The land shown and designated as Parcel C on a plan by Sherman & Woods dated May 20, 1999 entitled "Plan of land in Monson, MA. Prepared for William Lemon Sr." recorded with Hampden County Registry of Deeds in Plan Book 313, Page 26, being further bounded and described as follows: BEGINNING at an iron pin set in the westerly line of Stafford Road as shown on said plan at the northeasterly corner of Parcel One described above; thence

N. 86° 11' 24" W. Two hundred fifty and 95/100 (250.95) feet to an iron pin being the northwesterly corner of Parcel One described above; thence

S. 20° 22' 41" W. along the westerly line of said Parcel One described above two hundred forty-eight and 05/100 (248.05) feet to an iron pin located at the southwesterly corner of Parcel One described above, at land now or formerly of Ronald L. Brodeur et ux; thence

N. 55° 44' 41" W. along said Brodeur land one hundred twenty-three and 11/100 (123.11) feet to an iron pin; thence

N. 55° 29' 49" W. along land now or formerly of Shirley E. Blodgett Michaud as shown on said plan eight-seven and 93/100 (87.93) feet to an iron pin; thence

N. 51° 31' 57" W. again along said land of Michaud two hundred thirty-four and 09/100 (234.09) feet to an iron pin in the southerly line of Parcel B as shown on said plan; thence

N. 79° 33' 13" E. two hundred seventy-four and 65/100 (274.85) feet long the southerly line of said Parcel B to the iron pin at the point of beginning.

Subject to and with the benefit of easements, reservation, restrictions, and taking of record, if any, insofar as the same are now in force and applicable. In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference. Together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this sale.

Terms of Sale: Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water or sewer liens and State or County transfer fees, if any there are, and TEN THOUSAND DOLLARS (\$10,000.00) in cashier's or certified check will be required to be paid by the purchaser at the time and place of the sale as a deposit and the balance in cashier's or certified check will be due in thirty (30) days, at the offices of Doonan, Graves & Longoria, LLC ("DG&L"), time being of the essence. Other terms, if any, to be announced at the sale.

Dated: March 13, 2024 [Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-8](#)

By its Attorney DOONAN, GRAVES & LONGORIA, LLC, 100 Cummings Center, Suite 303C, Beverly, MA 01915 (978) 921-2670 www.dgandl.com 56271 (RIOUX A/K/A YVETTE RIOUX)
4/18/2024; 4/25/2024; 5/2/2024