

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 56 Poole Road, Belchertown, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Timothy A. Stoltz to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for HarborOne Mortgage LLC its successors and assigns and now held by AmeriHome Mortgage Company, LLC, said mortgage dated June 27, 2018, and recorded in the Hampshire County Registry of Deeds in Book 12996, Page 341, as affected by an Assignment of Mortgage dated November 22, 2019, and recorded with said Deeds in Book 13468, Page 244, 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 9, 2024 at 02:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land with the buildings thereon, located in Belchertown, Hampshire County, Massachusetts, on the westerly side of a right of way which runs from the easterly side of Poole Road in an easterly and northerly direction to Lake Metacomet, more particularly bounded and described as follows: Beginning at an iron pin in the westerly line of said right of way, said iron pin marking the northeasterly corner of land now or formerly of Philip H. Malo et ux known as "parking area", thence south  $34^{\circ} 22' 37''$  west along said "parking area", forty-four and sixty-five hundredths (44.65) feet to an iron pin at land now or formerly of Ismael A. Loiselle, et ux; thence north  $32^{\circ} 50' 59''$  west along said Loiselle Land, one hundred two and fifty hundredths (102.50) feet to an iron pin; thence north  $19^{\circ} 52' 11''$  east along other land now or formerly of Philip H. Malo et ux, twenty-six and seventy-seven hundredths (26.77) feet to an iron pin; thence north  $66^{\circ} 27' 14''$  east still along said Malo land, thirty-four and sixty-five hundredths (34.65) feet to an iron pin in the westerly line of said right of way; thence south  $24^{\circ} 20' 55''$  east along the westerly line of said right of way, ninety-six and ninety hundredths (96.90) feet to the iron pin at the place of beginning. Said premises are conveyed together with the right to pass and repass on foot or with vehicles over the aforesaid right of way and over a second right of way leading northerly from the northerly terminus of Poole Road to Lake Metacomet, said right to be exercised in common with others thereto entitled and together with the right to use the beach at Lake Metacomet, said right to be exercised in common with others thereto entitled.

Subject to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

Meaning and intending to convey and hereby being and conveying all and the same premises conveyed to Timothy A. Stolz by deed of Layannie R. Haydon-Mayer and recorded in the Hampshire County Registry of Deeds immediately prior hereto.

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 24, 2018, and recorded in Book 12996, Page 337 with the Hampshire 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.

Marinosci Law Group, P.C.  
275 West Natick Road, Suite 500  
Warwick, RI 02886  
Attorney for AmeriHome Mortgage Company,  
LLC  
Present Holder of the Mortgage  
Telephone: 401-234-9200  
MLG File No.: 20-01351