

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 351 Greenwood Street, Millbury, MA 01527

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Yancy I. Gonzalez to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Guaranteed Rate, Inc., and now held by **Carrington Mortgage Services, LLC**, said mortgage dated January 29, 2021 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 64356, Page 66, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Guaranteed Rate, Inc. to Carrington Mortgage Services, LLC by assignment dated May 25, 2022 and recorded with said Registry of Deeds in Book 67642, Page 224; 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 10:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land in the Town of Millbury, with the buildings thereon, bounded and described as follows:

BEGINNING at an iron pipe set in the ground on the northerly side of Greenwood Street, Millbury, Massachusetts;

THENCE N. 56° 00' 30" W. by the northerly line of Greenwood Street one hundred fifteen and fifty hundredths (115.50) feet to a point;

THENCE N. 33° 59' 30" E. by land now or formerly of the City of Worcester one hundred eight and ninety-six hundredths (108.96) feet to a point about one (1) foot easterly of an iron pipe set in the ground;

THENCE S. 69° 20' 30" E. by land now or formerly of Anna and George hundred eighteen and seventy hundredths (318.70) iron pipe set in the ground;

THENCE S. 33° 59' 30" W. by land now or formerly of Anna and George Toupin one hundred thirty=six and thirty-three hundredths (136.33) feet to the point of beginning.

For my Title Reference see Deed 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 January 5, 2021 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 64356, Page 63.

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
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Attorney for Carrington Mortgage Services, LLC
Present Holder of the Mortgage
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