

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 David Bumpus, Jr. to Mortgage Electronic Registration Systems, Inc., as nominee for American Financial Network Inc DBA: Orion Lending, dated November 8, 2021 and recorded in the Bristol County (Southern District) Registry of Deeds in Book 14091, Page 289, of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for American Financial Network, Inc., DBA: Orion Lending, its successors and assigns to PennyMac Loan Services, LLC, recorded on April 20, 2023, in Book No. 14660, at Page 172

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 9:00 AM on April 25, 2024, on the mortgaged premises located at 19 Homestead Avenue, Acushnet, Bristol County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land with buildings thereon situated in Acushnet, Bristol County, Commonwealth of Massachusetts, bounded and described as follows:

Parcel 1: Beginning at a point in the north line of Homestead Avenue and distant easterly therein one hundred thirty-one and 99/100 (131.99) feet from the east line of Conduit Street;

Thence northerly seventy-five and 24/100 (75.24) feet to a point for a corner;

Thence easterly in a line parallel with said Homestead Avenue forty (40) feet;

Thence southerly seventy-five and 26/100 (75.26) feet to a point in said north line of Homestead Avenue forty (40) feet to the place of beginning.

Being Lots numbered 20 and 21 on Plan of Homestead Park, dated September 1909 and filed in the Bristol County South District Registry of Deeds.

Parcel 2: Being lot number 22 on a plan of Homestead Park filed in Bristol County South District Registry of Deeds in Plan Book 7, Page 34 to which reference may be had for a more particular description.

Parcel 3: Being lot number 23 as described on plan of Homestead Park filed in Bristol County South District Registry of Deeds in Plan Book 7, Page 34.

For mortgagor's(s') title see deed recorded with Bristol County (Southern District) Registry of Deeds in Book 14091, Page 286.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of Five Thousand (\$5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California St., Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

PENNYMAC LOAN SERVICES, LLC
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
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