

## 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 Andrzej Conner to Mortgage Electronic Registration Systems, Inc., as nominee for Prospect Mortgage, LLC, dated May 7, 2012 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 48935, Page 367, as modified by a certain modification agreement dated September 1, 2017, and recorded with said Worcester County (Worcester District) Registry of Deeds in Book 57718, Page 180, of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc. as nominee for Prospect Mortgage, LLC, its successors and assigns to JPMorgan Chase Bank, National Association, recorded on December 8, 2014, in Book No. 53122, at Page 238

JPMorgan Chase Bank, National Association to Nationstar Mortgage LLC d/b/a Mr. Cooper, recorded on January 16, 2020, in Book No. 61752, at Page 66

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 11:00 AM on May 6, 2024, on the mortgaged premises located at 5 Treadwell Terrace, Spencer, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

### TO WIT:

A certain parcel of land with the buildings thereon, situated on the easterly side of a proposed road n/k/a Treadwell Terrace, in Spencer, Massachusetts, being Lot #18 on a plan entitled "Plan of Lots 13 thru 23 drawn by Berry Engineering, Petersham," recorded with Worcester District Registry of Deeds in Plan Book 383, Plan 72, bounded and described as follows:

Beginning at a point in the northwesterly corner of the within described premises said point also being the southwesterly corner of Lot #17 as shown on said plan;

Thence S. 60° 02' 06" E. 232.20 feet along the southerly line of lots #13 and 17 to a point at land now or formerly of Ryan;

Thence S. 21° 50' 12" W. 100.30 feet on said land now or formerly of Ryan to Lot #19;

Thence N. 71° 39' 55" W. 251.55 feet along Lot #19 on said plan to a point at said proposed road;

Thence N. 29° 57' 54" E. 150.00 feet along said road to the point of beginning.

Containing 30,007 square feet of land, more or less.

For mortgagor's(s') title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 48935, Page 365.

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.

NATIONSTAR MORTGAGE, LLC  
Present holder of said mortgage

By its Attorneys,  
HARMON LAW OFFICES, P.C.  
150 California St.  
Newton, MA 02458  
(617)558-0500  
25168