

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 140 Thistle Drive, Centerville, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Mark Sousa and Stephanie Sousa to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Home Point Financial Corporation its successors and assigns and now held by Nationstar Mortgage LLC, said mortgage dated April 28, 2021, and recorded in the Barnstable County Registry of Deeds in Book 34058, Page 225, as affected by an Assignment of Mortgage dated September 27, 2023, and recorded with said Deeds in Book 36009, Page 68, 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 16, 2024 at 12:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land together with the buildings thereon situated, or hereafter placed thereon, being shown as Lot 34 On a plan of land entitled "Subdivision Plan of Land in Barnstable, Centerville and Marstons Mills, Mass., for Michael D. O'Neil et al, Scale 1 in. equals 60 ft. Feb. 6, 1978, Baxter & Nye, Inc., Registered Land Surveyors, Osterville, Mass.", which plan is recorded with the Barnstable County Registry of Deeds in Plan Book 326, Page 29.

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 April 20, 2021, and recorded in Book 34058, Page 222 with the Barnstable 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.

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Present Holder of the Mortgage
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MLG File No.: 23-04923