
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 **Michael Hussey and Ellen Hussey** to Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans, Inc. dated March 31, 2006, recorded at the Norfolk County Registry of Deeds in Book 23534, Page 215 as affected by a Freddie Mac Standard Modification Agreement dated February 28, 2016 and recorded on March 8, 2016 in Book 33903 Page 342; said mortgage was then assigned to Nationstar Mortgage, LLC. by virtue of an assignment dated November 20, 2014, and recorded in Book 32755, Page 135; and further assigned to Towd Point Master Funding Trust 2017-PM17 by virtue of an assignment dated January 5, 2018, and recorded in Book 35723, Page 407; and further assigned to Towd Point Mortgage Trust 2017-FRE2, U.S. Bank National Association, as Indenture Trustee by virtue of an assignment dated March 16, 2022, and recorded in Book 40436, Page 1, of which mortgage the undersigned is the present holder for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at PUBLIC AUCTION at 11:00 AM on **May 9, 2024**, on the mortgaged premises. This property has the address of **16 Ballou Street, Quincy, MA 02169**. The entire mortgaged premises, all and singular, the premises as described in said mortgage:

The land with the buildings thereon situated in said Quincy, bounded and described as follows: Beginning at a point in the Southwesterly side of Ballou Street distant one hundred seventy-six (176) feet from Robertson Street and extending Northwesterly on the line of said Ballou Street, forty three (43) feet; Thence turning and running Southwesterly on land now or formerly of Joseph Gibb, about one hundred forty eight (148) feet to a brook; Thence turning and running Southeasterly on the line of said brook, forty three (43) feet; Thence turning and running Northeasterly about one hundred fifty (150) feet to the point of beginning. Also another parcel of land on said Quincy with the buildings thereon adjoining the above described parcel; Beginning at a point on the Southwesterly side of Ballou Street distant one hundred thirty three (133) feet from Robertson Street and running in a northwesterly direction on the line of said Ballou Street, forty three (43) feet to land now or formerly of Mary F. Stevens; Thence turning and running southeasterly along the line of said brook forty three (43) feet to land now or formerly of Nightingale; Thence turning and running in a Northeasterly direction on land now or formerly of said Nightingale about one hundred fifty (150) feet to the point of beginning. Excepting here from that parcel conveyed to Edward T. Doyle recorded with Norfolk Registry of Deeds in Book 3861, Page 532. Being the same premises conveyed to the herein named grantor(s) by deed recorded with the Norfolk Registry of Deeds in Book 23534, Page 213.

Subject to and with the benefit of easements, reservation, restrictions, and taking of record, if any, insofar as the same are now in force and applicable. In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference. Together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements

and additions shall also be covered by this sale.

Terms of Sale: Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water or sewer liens and State or County transfer fees, if any there are, and TEN THOUSAND DOLLARS (\$10,000.00) in cashier's or certified check will be required to be paid by the purchaser at the time and place of the sale as a deposit and the balance in cashier's or certified check will be due in thirty (30) days, at the offices of Doonan, Graves & Longoria, LLC ("DG&L"), time being of the essence. Other terms, if any, to be announced at the sale.

Dated: March 25, 2024 [Towd Point Mortgage Trust 2017-FRE2, U.S. Bank National Association, as Indenture Trustee](#)

By its Attorney DOONAN, GRAVES & LONGORIA, LLC, 100 Cummings Center, Suite 303C, Beverly, MA 01915 (978) 921-2670 www.dgandl.com 56006 (HUSSEY) 04/12/2024; 4/19/2024; 4/26/2024