

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 Kevin A. Silva to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Land Home Financial Services, Inc., its successors and assigns, dated December 18, 2017 and recorded in the Bristol County (Southern District) Registry of Deeds in Book 12308, Page 194, of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc., as nominee for Land Home Financial Services, Inc. to Land Home Financial Services, Inc., recorded on January 3, 2019, in Book No. 12678, at Page 267

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 May 23, 2024, on the mortgaged premises located at 458 Mill Street, New Bedford, Bristol County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land with the buildings thereon, in New Bedford, Bristol County, Massachusetts, bounded and described as follows:

Beginning at the northeast corner of the land herein described at a point in the southerly line of Mill Street, and at the northwest corner of land now or formerly of Ernest A. Jennings;

Thence southerly in line of last-named land, seventy-eight and 89/100 (78.89) feet to land now or formerly of Josephine G. Akin, et al;

Thence westerly in line of last-named land, thirty-nine and 14/100 (39.14) feet to other land of said Josephine G. Akin, et al;

Thence northerly in line of last-named land, seventy-eight and 68/100 (78.68) feet to the said southerly line of Mill Street; and

Thence easterly in the said southerly line of Mill Street, thirty-nine and 14/100 (39.14) feet to the point of beginning.

For mortgagor's(s') title see deed recorded with Bristol County (Southern District) Registry of Deeds in Book 12308, Page 191.

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.

LAND HOME FINANCIAL SERVICES, INC.
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
14538