

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 Rasheena N. Johnson, Terry Cousin to Mortgage Electronic Registration Systems Inc., as nominee for Ideal Mortgage Bankers, LTD., dated January 16, 2008 and recorded in the Plymouth County Registry of Deeds in Book 35516, Page 78, of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc. to JPMorgan Chase Bank, N.A., recorded on June 8, 2012, in Book No. 41487, at Page 125

JPMorgan Chase Bank, National Association to Wilmington Savings Fund Society, FSB, as Trustee of Quercus Mortgage Investment Trust Carrington Mortgage Services, recorded on November 27, 2019, in Book No. 52021, at Page 94

JPMorgan Chase Bank, National Association to Wilmington Savings Fund Society, FSB, as Trustee of Quercus Mortgage Investment Trust, recorded on February 7, 2020, in Book No. 52324, at Page 341

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 2:00 PM on June 18, 2024, on the mortgaged premises located at 50 Cappys Way, Brockton, Plymouth County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

A certain parcel of land together with the buildings thereon, situated in Brockton, Plymouth County, Massachusetts on Cappy's Way and Michelle Lane, more particularly shown as Lots 1-12, and the fee and soil of Cappy's Lane and Michelle Lane, shown on a plan entitled "Definitive Subdivision Plan Tri-Town Estates Assessors Map #120, Plot #94 Plain Street, Brockton, Massachusetts prepared for Michael Katz" dated April 24, 2000, last revised September 15, 2000 by J.K. Holmgren and Associates, Inc., Registered Professional Engineers and Land Surveyors, recorded with Plymouth Deeds, Plan Book 44, Pages 195 et seq.

Being more accurately described in deed recorded with the Plymouth County Registry of Deeds in Book 35516 Page 76 as Lot 4 Plan Book 44 Page 195.

For mortgagor's(s') title see deed recorded with Plymouth County Registry of Deeds in Book 35516, Page 76.

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 Fifteen Thousand (\$15,000.00) 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.

WILMINGTON SAVINGS FUND SOCIETY,
FSB, AS TRUSTEE OF QUERCUS MORTGAGE
INVESTMENT TRUST
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
16317