

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 118 Lelandville Road, Charlton, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Anthony Chenier and Shannon Kelly to Mortgage Electronic Registration Systems, Inc., as Nominee for Lakeview Loan Servicing, LLC and now held by Lakeview Loan Servicing, LLC., said mortgage dated December 7, 2018, and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 59787, Page 317, as affected by an Assignment of Mortgage dated January 21, 2020, and recorded with said Deeds in Book 61869, Page 12, 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 July 2, 2024 at 02:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

A certain parcel of land with the buildings thereon situated in Charlton, Worcester County, Massachusetts, and being shown as Lot #1 on a "Plan of Land in Charlton, Mass." surveyed for Carl and Lillian Ambruson, dated June 3, 1975, made by Robert Para, Land Surveyor, and recorded with the Worcester Registry of Deeds in Plan Book 415, Plan 48, further bounded and described as follows:

BEGINNING at an iron pipe on the westerly side of Lelandville Road, at the southeast corner of the tract herein described at the Dudley-Charlton Town Line;

THENCE north 86 degrees 14' 40" west along the Dudley-Charlton Town Line and land now or formerly of Ambruson, a distance of two hundred seventy-five and four hundredths (275.04) feet to an iron pipe;

THENCE north 34 degrees 22' 58" east along land now or formerly Ambruson, a distance of one hundred seventy-eight and forty-three hundredths (178.43) feet to an iron pipe;

THENCE south 77 degrees 34' 18" east along land now or formerly of Ambruson, a distance of two hundred twenty-six and thirty-nine hundredths (226.39) feet to a point;

THENCE running easterly and southerly along a proposed street, and land now or formerly of Ambruson, on a curve to the right, having a radius of twenty and 00/100 (20.00) feet, a tangent of twenty-nine and seventeen hundredths (29.17) feet and a length of thirty-nine and thirteen hundredths (39.13) feet to a point on the westerly side of Lelandville Road;

THENCE south 34 degrees 32' 11" west along the westerly side of Lelandville Road, a distance of one hundred four and thirty-nine hundredths (104.39) feet to the iron pin at the point of beginning.

CONTAINING an area of 35,800 square feet, more or less.

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 November 28, 2018, and recorded in Book 59787, Page 315 with the Worcester County (Worcester District) 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.: 21-03409