

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 Jacob Roy Coates, Cassandra L. Maxwell to Mortgage Electronic Registration Systems, Inc., as nominee for Academy Mortgage Corporation, dated January 29, 2021 and recorded in the Franklin County Registry of Deeds in Book 7696, Page 41, of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Academy Mortgage Corporation, its successors and assigns to NewRez LLC d/b/a Shellpoint Mortgage Servicing, recorded on June 20, 2023, in Book No. 8180, at Page 45

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 1:00 PM on July 11, 2024, on the mortgaged premises located at 155 Sabans Road, Conway, Franklin County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land in Conway, Franklin County, Massachusetts, with the buildings and improvements thereon, bounded and described as follows:

BEGINNING at a point in the southerly line of Sabiens Road, so-called, at the northeasterly corner of the granted premises, said point also being the northwesterly corner of land now or formerly of Stephen W. Lyon et ux; thence running southerly along said Lyon land a distance of 950 feet, more or less, to the southeasterly corner of the granted premises; thence running westerly along land now or formerly of Albert List, Jr. a distance of 325 feet, more or less, to the southwesterly corner of the granted premises; thence running northerly along lands now or formerly of William Yeadon et ux marked by a stone wall a distance of 800 feet, more or less, to the southerly line of Sabiens Road; thence running easterly along the southerly line of Sabiens Road a distance of 227 feet, more or less. to the place of beginning.

Containing 5 acres, more or less.

See Easement to Western Massachusetts Electric Company and New England Telephone and Telegraph Co. dated August 5, 1960, recorded in Book 1108, Page 454, as the same may affect the premises.

For mortgagor's(s') title see deed recorded with Franklin County Registry of Deeds in Book 7696, Page 54.

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.

NEWREZ LLC D/B/A SHELLPOINT
MORTGAGE SERVICING
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
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Newton, MA 02458
(617)558-0500
25588