

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 89 Church Street, Ware, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Isis Anadon to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Mortgage Network, Inc. its successors and assigns and now held by AmeriHome Mortgage Company, LLC, said mortgage dated May 18, 2021, and recorded in the Hampshire County Registry of Deeds in Book 14105, Page 323, as affected by an Assignment of Mortgage dated May 31, 2022, and recorded with said Deeds in Book 14568, Page 294, 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 11, 2024 at 10:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

A certain tract or parcel of land situate on the Easterly side of Church Street, in said Ware, Hampshire County, Massachusetts, bounded and described as follows:

Beginning at an iron pin on the Easterly side of Church Street, said iron pin marking the Southwesterly corner of land of William O. Barrett;

thence Southwesterly along the Easterly side of Church Street 78.3 feet to an iron pin at the corner of land of Cora M. Gilmore;

thence South 52° 11' East 220 feet along line of land of Cora M. Gilmore to an iron pin in line of land of Grenville Park;

thence North 43° 4' East 79 feet along line of Grenville Park at an iron pin at corner of land of William O. Barrett;

thence North 52° 22' West 220 feet along line of said Barrett to the place of beginning, more or less.

Subject to and together with the rights and easements in the common driveway which runs between locus and the premises now or formerly of John F. Slattery and Mary E. Slattery

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 May 17, 2021, and recorded in Book 14105, Page 319 with the Hampshire County 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.

Marinosci Law Group, P.C.
275 West Natick Road, Suite 500
Warwick, RI 02886
Attorney for AmeriHome Mortgage Company,
LLC
Present Holder of the Mortgage
Telephone: 401-234-9200
MLG File No.: 23-03451