

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Kyle Baroud to Mortgage Electronic Registration Systems, Inc., as nominee for Merrimack Mortgage Company, LLC, its successors and assigns, dated January 13, 2017 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 56608, Page 9, subsequently assigned to Freedom Mortgage Corporation by Mortgage Electronic Registration Systems, Inc., as nominee for Merrimack Mortgage Company, LLC, its successors and assigns by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 67257, Page 393, subsequently assigned to Freedom Mortgage Corporation by Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Merrimack Mortgage Company, LLC, its successors and assigns by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 69578, Page 18 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 11:00 AM on June 21, 2024 at 20 Martin Road Unit 1, Douglas, MA, all and singular the premises described in said Mortgage, to wit:

The dwelling unit in Douglas, Worcester County, Massachusetts, known as 20 Martin Road in the Martin Road Condominium Association III, created by the Trustees of the Martin Road Condominium Association III, pursuant to Chapter 183A of the Massachusetts General Laws by Master Deed dated September 1, 1987, recorded in the Worcester District Registry of Deeds in Book 10817, Page 322, together with a fifty per cent undivided interest in common areas and facilities as described in said Master Deed.

Unit 1:

Said Unit contains 1,712.00 square feet, more or less, as shown on the plans filed with said Master Deed.

Subject to driveway easement and agreement recorded with said Deeds in Book 11774, Page 27.

Subject to easements, rights and provisions set forth in Master Deed recorded with said Deeds in Book 10817, Page 27, as amended in Book 22756, Page 320.

Subject to easements, rights and provisions set forth in Condo Trust recorded with said Deeds in Book 10817, Page 334.

Subject to easements, rights and provisions set forth in Unit Deed recorded with said Deeds in Book 10939, Page 188.

For title reference, see deed recorded with Worcester County Registry of Deeds HERewith.

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

TERMS OF SALE:

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. **TIME WILL BE OF THE ESSENCE.**

Other terms, if any, to be announced at the sale.

Freedom Mortgage Corporation

Present Holder of said Mortgage,
By Its Attorneys,
ORLANS PC
PO Box 540540

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