

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 Gislhaine S. Bonbon, Belkis P. Diaz, Jovahni E. Hilaire, Andraw A. Mangra to Mortgage Electronic Registration Systems, Inc., as nominee for Cardinal Financial Company, Limited Partnership, dated July 25, 2022 and recorded in the Suffolk County Registry of Deeds in Book 67995, Page 293, of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Cardinal Financial Company, Limited Partnership, its successors and assigns to Freedom Mortgage Corporation, recorded on September 27, 2023, in Book No. 69467, at Page 26

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 9:00 AM on July 31, 2024, on the mortgaged premises located at 1 Copeland Place, Roxbury (Boston), Suffolk County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land with the buildings thereon situated in that part of Boston called Roxbury, Suffolk County, Massachusetts now known as and numbered 1 Copeland Place and being Lot 2 on a plan titled "Subdivision Plan of Land located at 1 Copeland Place, Roxbury, Massachusetts" prepared by Boston Survey, Inc., dated January 12, 2016 and recorded August 11, 2016 as plan No 339 in Plan Book 02016 in the Suffolk County Registry of Deeds.

Containing 3396 square feet of land, more or less, according to said plan

Subject to easements and restrictions of record insofar as the same may be now in force and applicable.

Meaning and intending to convey a portion of the premises conveyed to Grantor by deed of Mary Robinson Busby and Leonardo R. Busby dated May 21, 1999, and recorded with Suffolk Registry of Deeds in Book 23784, Page 254.

PROPERTY ADDRESS: 1 COPELAND PLACE, ROXBURY MA 02119

For mortgagor's(s') title see deed recorded with Suffolk County Registry of Deeds in Book 67995, Page 290.

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.

FREEDOM MORTGAGE CORPORATION
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
23731