

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 24 Maple Avenue, Ware, MA 01082

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Steven Merrill to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Crescent Mortgage Company, and now held by **JPMorgan Chase Bank, National Association**, said mortgage dated June 21, 2010 and recorded in the Hampshire County Registry of Deeds in Book 10209, Page 264, as affected by a Loan Modification dated April 15, 2016 and recorded in the Hampshire County Registry of Deeds in Book 12261, Page 291; as affected by a Loan Modification dated September 5, 2017 and recorded in the Hampshire County Registry of Deeds in Book 12747, Page 111; as affected by a Loan Modification dated August 8, 2018 and recorded in the Hampshire County Registry of Deeds in Book 13048, Page 318; as affected by a Loan Modification dated October 22, 2021 and recorded in the Hampshire County Registry of Deeds in Book 14324, Page 213; as affected by an Extension Modification Agreement dated October 24, 2023 and recorded in the Hampshire County Registry of Deeds in Book 14999, Page 9; said mortgage was assigned from Mortgage Electronic Registration Systems, Inc. as nominee for Crescent Mortgage Company to JPMorgan Chase Bank, National Association by assignment dated January 27, 2013 and recorded with said Registry of Deeds in Book 11213, Page 348; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on July 15, 2024 at 12:00 PM Local Time** upon the premises, all and singular the premises described in said mortgage, to wit:

A certain tract or parcel of land, with the buildings thereon, located in Ware, County of Hampshire, Commonwealth of Massachusetts, on the North side of Maple Avenue and bounded and described as follows:

Beginning at the northwest corner of land conveyed at a stone bound placed in the ground with a hole in the center, said bound being on a line with the North line of a lot of one Pierre Chicoine and also sixty-two feet from said Chicoine's northeast corner; thence South 29 1/4° East sixty feet to a stone set in the ground with a hole in the center; thence South 61° 10' West to a stone on the North line of said Avenue; thence Westerly on said Avenue sixty feet to a stone set in the ground with a hole in the center, and sixty-two feet from said Chicoine's Southeast corner; thence North 61° 10' East and parallel to the above second named line to the place of beginning.

Also a certain tract or parcel of land, with the buildings thereon, located in Ware, County of Hampshire, Commonwealth of Massachusetts, on the Northerly side of Maple Avenue and bounded and described as follows:

Commencing on the Northerly side of said Avenue at the Southwesterly corner of land of Frederick Lanier; thence northerly on said Lanier's Westerly line, about eighty (80) feet to the Northwesterly corner of said Lanier's land; thence Westerly on land of Edward P. Morse about sixty (60) feet to the Northeasterly corner of land formerly of Pierre Chicoine; thence Southerly on land formerly of Pierre Chicoine about eighty (80) feet to said Maple Avenue; thence Easterly on said Avenue, about sixty (60) feet to the place of beginning.

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 June 2, 2010 and recorded in the Hampshire County Registry of Deeds in Book 10209, Page 261.

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.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, 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 in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

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Association
Present Holder of the Mortgage
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