

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 Charles J. Connon to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Equity Partners, LLC, dated June 17, 2022 and registered at the Suffolk County Registry District of the Land Court as document number 935150, and noted on certificate of title number 138745, of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Mortgage Equity Partners, LLC, its successors and assigns to PennyMac Loan Services, LLC, registered on March 25, 2024, Document No. 950776, as noted on Certificate of Title No. 138745

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 5:00 PM on August 7, 2024, on the mortgaged premises located at 47 Keystone Street, West Roxbury (Boston), Suffolk County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

That certain parcel of land situated in that part of Boston, formerly West Roxbury County of Suffolk and Commonwealth of Massachusetts, bounded and described as follows

Easterly by Keystone Street, forty and 04/100 (40.04) feet;  
Southerly by lot 37 in Block A, as shown on the plan hereinafter mentioned, eighty-six and 53/100 (86.53) feet;  
Westerly by lot 13 in said Block A, forty and 01/100(40.01) feet; and  
Northerly by lot 35 in said Block A, eighty-five and 61/100 (85.61) feet.

Said lot is shown as 36 in Block A on a plan drawn by Hodges & George, Engineers, dated March 1911, as approved by the Court, filed in the Land Registration Office as plan No. 3345-A, a copy of a portion of which is filed with certificate of title No. 3734.

The above described land is subject to any easements acquired by the City of Boston under a taking for sewerage works across the rear of said lot dated June 3, 1932 filed and registered as Document No. 111157; and subject also to any easements acquired by said City of Boston under a taking for sewerage purposes in Keystone Street by order dated December 1, 1938, a certificate which is filed and registered as Document No. 141112.

The above described land is subject to a taking by the City of Boston for highway purposes in Keystone Street under order dated June 23, 1947, filed and registered as Document No. 178256.

Also, that certain parcel of land situated in that part of Boston, formerly West Roxbury County of Suffolk and Commonwealth of Massachusetts, bounded and described as follows:

Easterly by Keystone Street, twenty and 02/100 (20.02) feet;  
Southerly by lot 36 in Block A, as shown on the plan hereinafter mentioned, eighty-five and 79/100 (85.79) feet;

Westerly by lot 14 in said Block A, twenty and 01/100 (20.01) feet; and  
Northerly by lot 122 in said Block A, eighty-five and 34/100 (85.34) feet.

Said lot is shown as Lot 121 in Block A on a subdivision plan drawn by Angelo J. Laluna, Surveyor, dated January 29, 1980, as approved by the Court, filed in the Land Registration Office as plan No. 3345-0, a copy of a portion of which is filed with certificate of title No. 95194.

The above described land is subject to the provisions as to drains and water courses set forth in deed from Securities Real Estate Trust, Inc., to Ellen Golden, dated October 2, 1919 filed and registered as Document No. 32671 and to easements acquired by the City of Boston under a taking for a sewer across the rear of said lot, dated June 3, 1932, filed and registered as Document No. 111157.

For mortgagor's(s') title see deed registered with Suffolk County Registry District of the Land Court as Document No. 935149, as noted on Certificate of Title No. 138745.

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.

PENNYMAC LOAN SERVICES, LLC  
Present holder of said mortgage

By its Attorneys,  
HARMON LAW OFFICES, P.C.  
150 California St.  
Newton, MA 02458  
(617)558-0500  
25565