
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 **Richard J. Ahern and Kerry Ahern** to New Century Mortgage Corporation dated August 9, 2006, recorded at the Plymouth County Registry of Deeds in Book 33187, Page 298; said mortgage was then assigned to NRZ Pass-Through Trust IV, U.S. Bank National Association as trustee by virtue of an assignment dated June 27, 2014, and recorded in Book 44552, Page 147; and further assigned to Pretium Mortgage Credit Partners I Loan Acquisition, LP by virtue of an assignment dated June 22, 2015, and recorded in Book 45825, Page 197; and further assigned to Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust by virtue of an assignment dated July 1, 2015, and recorded in Book 45825, Page 200; and further assigned to DLJ Mortgage Capital, Inc. by virtue of an assignment dated August 1, 2017, and recorded in Book 49328, Page 321; and further assigned to Forethought Life Insurance Company by virtue of an assignment dated November 4, 2019, and recorded in Book 51967, Page 85; and further assigned to DLJ Mortgage Capital, Inc. by virtue of an assignment dated September 15, 2022, and recorded in Book 57315, Page 243; and further assigned to Forethought Life Insurance Company by virtue of an assignment dated May 9, 2023, and recorded in Book 57915, Page 227; and further assigned to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1 by virtue of an assignment dated September 16, 2024, and recorded in Book 59359, Page 331 of which mortgage the undersigned is the present holder for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at PUBLIC AUCTION at 11:00 AM on **January 28, 2025**, on the mortgaged premises. This property has the address of 23 5th Avenue, Lakeville, MA 02347. The entire mortgaged premises, all and singular, the premises as described in said mortgage:

A certain parcel of land in said Lakeville, on the Southeasterly side of Fifth Avenue, shown as Lot 123 and a portion of Lot 124 on a Plan recorded with Plymouth County Registry of Deeds as Plan No. 810 of 1955 in Plan Book 10, Page 519, entitled as follows:

"Plan of Buena Vista Shores, New England Acres, Inc., Prop. Lakeville, Mass., Scale 1 11 - 1001 June, 1954, Benj. R. Evans, Surveyor, Revised November 28, 1955".

Said premises are more particularly bounded as follows:

Northwesterly by Fifth Avenue, 86 feet, more or less; Northeasterly by Lot 122 on said Plan 90 feet; Southeasterly by Lot 102 and a portion of Lot 103 on said Plan, 105 feet, more or less; and Southwesterly by land of New England Acres, Inc. 92 feet, more or less.

Together with the perpetual right and easement to take water from the well located on Lot 125 as shown on said Plan, and right to install and maintain such pipes, line, and conduits, and appurtenances thereto as shall be appropriate to convey water from said well to the premises hereby conveyed, and to no other premises.

Said parcel is conveyed subject to and together the benefit of (if applicable), the following:

1. Order of Conditions referenced in Land Court Certificate #151787.
2. Town of Lakeville, Board of Health Variance referenced in Land Court Certificate #149413.

Subject to, and with the benefit of all rights, easements and restrictions of record insofar as are in force and applicable.

Subject to and with the benefit of easements, reservation, restrictions, and taking of record, if any, insofar as the same are now in force and applicable. In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference. Together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this sale.

Terms of Sale: Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water or sewer liens and State or County transfer fees, if any there are, and TEN THOUSAND DOLLARS (\$10,000.00) in cashier's or certified check will be required to be paid by the purchaser at the time and place of the sale as a deposit and the balance in cashier's or certified check will be due in thirty (30) days, at the offices of Doonan, Graves & Longoria, LLC ("DG&L"), time being of the essence. Other terms, if any, to be announced at the sale.

Dated: December 4, 2024 Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for the FLIC Residential Mortgage Loan Trust 1
By its Attorney DOONAN, GRAVES & LONGORIA, LLC, 100 Cummings Center, Suite 303C,
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1/14/2025