

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 352 Reed Street, Warren, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Sidney R. Richardson to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for The Federal Savings Bank, its successors and assigns and now held by AmeriHome Mortgage Company, LLC, said mortgage dated February 3, 2020, and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 61874, Page 276, as affected by an Assignment of Mortgage dated January 21, 2022, and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 66983, Page 1, as affected by an Assignment of Mortgage dated August 3, 2022, and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 68025, Page 190, of which mortgage the undersigned is the present holder, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on February 14, 2025 at 01:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WORCESTER, CITY OF WARREN, STATE OF MASSACHUSETTS, AND IS DESCRIBED AS FOLLOWS:

THE LAND IN WARREN, WORCESTER COUNTY, MASSACHUSETTS BEING KNOWN AND DESIGNATED AS LOT #2 ON PLAN ENTITLED "PLAN OF PROPERTY SURVEYED FOR PHILLIP M. ALLARD & FRED N. WHITE LOCATED ON REED STREET IN WARREN, MASS" DATED JANUARY 27, 1987, STURBRIDGE ABSTRACT CO./JALBERT ENGINEERING, SURVEYORS, SAID PLAN BEING RECORDED WITH THE WORCESTER DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 573, PLAN 79, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY LINE OF SAID REED STREET AT THE SOUTHEAST CORNER OF LOT 1 AS SHOWN ON SAID PLAN AND THE SOUTHWEST CORNER OF THE LOT TO BE CONVEYED;

THENCE N 12°27'12" E, ALONG SAID LOT 1, 678.89 FEET TO THE TILE NORTHEAST CORNER OF LOT 1 AT LAND NOW OR FORMERLY OF ONE MORRIN;

THENCE N 24°49'00" E, ALONG LAND OF SAID MORRIN, 323.14 FEET TO A POINT IN A SWAMP AT THE NORTHWEST CORNER OF LOT 2;

THENCE S 72°11'00" E, 53.46 FEET TO A POINT IN SAID SWAMP AT THE NORTHWEST CORNER OF LOT 3 AS SHOWN ON SAID PLAN;

THENCE S 10°51'54" W, ALONG LOT 3, 993.62 FEET TO A POINT IN THE NORTHERLY LINE OF REED STREET;

THENCE N 76°07'55" W, ALONG THE NORTHERLY LINE OF SAID REED STREET, 150.00 FEET TO THE POINT OF BEGINNING.

LOT 2 CONTAINS 2.859 ACRES, MORE OR LESS.

THIS PROPERTY IS RECORDED LAND.

PARCEL ID #06-0-59

THIS BEING THE SAME PROPERTY CONVEYED TO SIDNEY R. RICHARDSON AND KAYLA RICHARDSON, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM SIDNEY R. RICHARDSON, AN UNMARRIED MAN, IN A DEED DATED JULY 18, 2019 AND RECORDED JULY 29, 2019 IN BOOK 60775 PAGE 225.

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 February 3, 2020, and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 61874, Page 271.

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.

TEN THOUSAND (\$10,000.00) Dollars of the purchase price must be paid by a 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 by a certified check, bank treasurer's or cashier's check within forty-five (45) days after the date of sale.

Other terms to be announced at the sale.

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