

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 475 Williams Street, Mansfield, Massachusetts

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Michael W. McCue and Amy E. McCue to Chittenden Trust Co. d/b/a Mortgage Service Center, said mortgage dated July 28, 2003, and recorded with the Bristol County (Northern District) Registry of Deeds ("Registry of Deeds") in Book 12548 at Page 161, as affected by an assignment to the Massachusetts Institute of Technology Federal Credit Union dated August 3, 2004 and recorded with the Registry of Deeds in Book 14149 at Page 155; as affected by a Loan Modification dated October 30, 2009 and recorded with the Registry of Deeds in Book 18483 at Page 98, of which Massachusetts Institute of Technology Federal Credit Union 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 April 11, 2025 at 11:00 a.m. Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

### LEGAL DESCRIPTION

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

Property: 475 Williams Street, Mansfield, Massachusetts

The land in Mansfield, Bristol County, Massachusetts, situated on the northwesterly side of Williams Street more particularly bounded and described as follows:

Beginning at a point in the Northwesterly line of Williams Street, which point is 674 feet, more or less, southerly of West Street.

Thence running northwesterly at right angles to said northwesterly lines of Williams Street 172.91 feet to a concrete bound at the southeasterly corner of Lot # 4 on plan referred to:

Thence running southwesterly, in the prolongation to the east of the northerly line of said Lot # 4, 47.77 to a concrete bound;

Thence running southeasterly, parallel to the first described line, 243.21 feet to a point in said northwesterly line of Williams Street;

Thence running southwesterly in said northwesterly line of Williams Street, 150.00 feet to the point of beginning.

Containing 34,730 Square feet of Land, or less.

Being shown as Lot #6 on plan entitled "Plan showing Lot Belonging to Jessie A. Hardison, West and Williams Street, Mansfield, Mass. May 16, 1995, H.H. Grossman, C.E." duly recorded at the Bristol County Northern District Registry of Deeds in Plan Book 64, Page 16.

Being the same premises conveyed to the herein named mortgagor(s) by deed recorded with Bristol County (Northen District) Registry of Deeds in Book 10827, Page 275.

The premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, reservations, conditions, 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. The premises are also sold subject to all tenancies and/or rights of parties in possession.

#### TERMS OF SALE

A deposit of Ten Thousand Dollars (\$10,000.00) by cash, certified or bank check will be required to be paid by the purchaser at the time and place of sale. The Mortgagee and its authorized representatives shall not be required to pay the deposit to bid. The balance is to be paid by certified or bank check at the law offices of Lonardo Forte & Trudeau, LLP, 2980 West Shore Road, Warwick, RI 02886 within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt of the full purchase price.

Other terms are to be announced at the sale.

Massachusetts Institute of Technology  
Federal Credit Union,  
Present holder of the mortgage

By its attorneys  
Lonardo Forte & Trudeau, LLP  
2980 West Shore Road  
Warwick, RI 02886  
(401) 542-4100