

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 Judith Earnest, Thomas Earnest to Mortgage Electronic Registration Systems, Inc., as nominee for CrossCountry Mortgage, LLC, dated October 5, 2021 and recorded in the Norfolk County Registry of Deeds in Book 40026, Page 7, of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for CrossCountry Mortgage, LLC, its successors and assigns to CrossCountry Mortgage, LLC, recorded on October 24, 2023, in Book No. 41473, at Page 287

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 2:00 PM on February 27, 2025, on the mortgaged premises located at 101 Pine Grove Avenue, Bellingham, Norfolk County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

A certain parcel of land with the buildings thereon situated on the southerly side of Pine Grove Avenue in the southerly side of Pine Grove Avenue in the southerly part of said Town of Bellingham, laid out and designated as Lot numbered 21 (twenty-one) on a plan of land entitled "Lots for Sale by Amelie F. Muron" dated May 1921, made by Arnold Seagrave and recorded with the Norfolk Registry of Deeds, Deed Book 1512, Page 1; said parcel being bounded in accordance with said plan as follows:

NORTHERLY by said Pine Grove Avenue, one hundred (100) feet;

EASTERLY by lot numbered 22 on said plan, two hundred six (206) feet, more or less;

SOUTHERLY by Peters River; and

WESTERLY by lot numbered 20 on said plan, two hundred forty-eight (248) feet, more or less.

Containing, according to said plan, 0.52 acre, more or less.

**SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS,
STIPULATIONS, CONDITIONS, RIGHTS OF WAYS AND EASEMENTS OF RECORD.**

For mortgagor's(s) title see deed recorded with Norfolk County Registry of Deeds in Book 14621, Page 211.

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 Ten Thousand (\$10,000.00) 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.

CROSSCOUNTRY MORTGAGE, LLC
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
24631