

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 239 Robbins Avenue, Pittsfield, MA 01201

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Carol L. Killian to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Genworth Financial Home Equity Access, Inc., and now held by **Reverse Mortgage Solutions, Inc.**, said mortgage dated October 24, 2012 and recorded in the Berkshire County (Middle District) Registry of Deeds in Book 05069, Page 166, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as nominee for Genworth Financial Home Equity Access, Inc. to Reverse Mortgage Solutions, Inc. by assignment dated January 21, 2016 and recorded with said Registry of Deeds in Book 05694, Page 325; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on** February 26, 2020 at 11:00AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

THE LAND SITUATED IN SAID PITTSFIELD, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A STAKE SET IN THE WESTERLY LINE OF ROBBINS AVENUE AT A POINT APPROXIMATELY NINETY-SIX (96) FEET NORTHERLY MEASURED ALONG SAID WESTERLY LINE OF ROBBINS AVENUE FROM THE INTERSECTION OF SAID WESTERLY LINE OF ROBBINS AVENUE WITH THE NORTHERLY LINE OF MADISON AVENUE; THENCE WESTERLY IN A LINE PARALLEL TO THE SAID NORTHERLY LINE OF MADISON AVENUE A DISTANCE OF FIFTY-SEVEN (57) FEET TO A STAKE; THENCE DEFLECTING 25° 25" TO THE LEFT AND RUNNING SOUTHWESTERLY A DISTANCE OF THIRTY-THREE (33) FEET TO A FENCE POST; THENCE SOUTHERLY IN A LINE PARALLEL TO THE WESTERLY LINE OF ROBBINS AVENUE, FORTY-TWO AND FOUR-TENTHS (42.4) FEET TO A FENCE CORNER; THENCE EASTERLY IN A LINE PARALLEL TO THE NORTHERLY LINE OF MADISON AVENUE A DISTANCE OF EIGHTY-EIGHT (88) FEET TO A POINT IN SAID WESTERLY LINE OF SAID ROBBINS AVENUE, WHICH POINT IS FORTY-TWO (42) FEET SOUTHERLY AS MEASURED ALONG SAID WESTERLY LINE OF ROBBINS AVENUE FROM THE SOUTHEAST CORNER OF LOT 203 AS SHOWN ON A PLAN OF THE "CHILD'S FARM," SO-CALLED, WHICH PLAN HAS BEEN DULY RECORDED IN THE BERKSHIRE MIDDLE DISTRICT REGISTRY OF DEEDS, PLANS DESK, DRAWER 1; THENCE NORTHERLY ALONG SAID WESTERLY LINE OF ROBBINS AVENUE SIXTY (60) FEET MORE OR LESS TO THE ABOVE REFERENCED STAKE SET AT THE PLACE OF BEGINNING. PARCEL NUMBER(S): G 1000 15006

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 July 7, 1980 and recorded in the Berkshire County (Middle District) Registry of Deeds in Book 1034, Page 1029.

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.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, 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 in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
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Attorney for Reverse Mortgage Solutions, Inc.
Present Holder of the Mortgage
401-217-8701