

**NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE**

Premises: 40 Providence Street, Millville, MA 01529

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Beverly M. Crosby to Bank of America, N.A., and now held by **Bank of America, N.A.**, said mortgage dated October 8, 2009 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 44961, Page 249, said mortgage was assigned from Bank of America, N.A. to Champion Mortgage Company by assignment dated September 20, 2012 and recorded with said Registry of Deeds in Book 49690, Page 263; said mortgage was assigned from Nationstar Mortgage LLC d/b/a Champion Mortgage Company to Bank of America, N.A. by assignment dated May 2, 2018 and recorded with said Registry of Deeds in Book 59078, Page 165; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on February 25, 2020 at 11:00AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

*That certain parcel of land, with the buildings and improvements thereon, situated on the northeasterly side of Providence Street, in the Town of Millville, County of Worcester, Massachusetts, bounded and described as follows:*

*Beginning at a point in the northeasterly line of said Providence Street at the end of a stone wall, said point being the most southerly corner of land now or formerly of Owen F. Brothers et ux and the most westerly corner of the premises hereby described; thence N. 41° 10' 22" E., along said stone wall, bounding northwesterly on said Brothers land, two hundred seventy-five and 00/100 (275) feet; thence S. 45° 20' 47" E., three hundred twenty-five (325) feet thence S. 55° 16' 35" W., two hundred sixty-nine and 89/100 (269.89) feet to the beginning of a curve having a radius of twenty (20) feet; thence in a general westerly direction, along the arc of said curve, an arc distance of twenty-eight and 30/100 (28.30) feet to the point of tangency at said Providence Street, the last three (3) courses bounding on remaining land now or formerly of Amelia M. Jaworski; thence N. 43° 38' 40" W., bounding southwesterly on said Providence Street, two hundred thirty-eight and 404/1000 (238.404) feet to the point of beginning.*

*Said parcel is shown as Lot 7 on a certain plan entitled, "Plan of Land in Millville, Mass. belonging to Amelia M. Jaworski Scale 1"=40' Sept. 27, 1983 Shea Engineering & Surveying Company Mendon, Mass", which plan is recorded in the Worcester District Registry of Deeds in Plan Book 513 as Plan 88.*

*For title see deed in Book 7996 Page 109*

*PROPERTY LOCATION: 40 Providence Street  
Millville, MA 01529  
Plat 129 Lot 18*

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 November 22, 1983 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 7996, Page 109.

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 Bank of America, N.A.  
Present Holder of the Mortgage  
401-217-8701