

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

Premises: 100 Bray Road, Shelburne Falls (Buckland), MA 01370

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Judith O'Dell Tetreault 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 May 14, 2012 and recorded in the Franklin County Registry of Deeds in Book 6188, Page 123, as affected by a Judgment entered February 25, 2020 and recorded in the Franklin County Registry of Deeds in Book 7506, Page 317; 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 18, 2017 and recorded with said Registry of Deeds in Book 6984, Page 190; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on July 22, 2020 at 12:00PM Local Time** upon the premises, all and singular the premises described in said mortgage, to wit:

*The land in Buckland, Franklin County, Massachusetts, bounded and described as follows:*

*BEGINNING at a point on the northerly sideline of Bray Road;*

*Thence N 33° 36' 03" W a distance of 160.20 feet to an iron pin;*

*Thence N 46° 50' 41" E a distance of 40.00 feet to an iron pin set in a stone wall, the last two courses being along land of the Grantor;*

*Thence S 73° 02' 39" E a distance of 50.00 feet along a stone wall along land now or formerly of Carlton H. Roberts et ux, to an unmonumented point;*

*Thence S. 04° 33' 21" E a distance of 146.68 feet along other land of the Grantee to an Iron pin at the place of beginning.*

*Containing 6,571 square feet, more or less, and being more particularly shown as Parcel "I" on a plan of land entitled, "PLAN OF LAND IN BUCKLAND, MA. SURVEYED FOR ROGER A. TETREAUULT", dated October 18, 1997, EDWARD C. MUSZYNSKI, Professional Land Surveyor, P.O. Box 733, Greenfield, Massachusetts, and recorded at the Franklin County Registry of Deeds in Plan Book 102, Page 74, to which plan reference is hereby made for a more particular description, meaning and intending to convey the parcel shown as "PARCEL I".*

*Being a portion of the premises described in deed of Jean B. Harrison to Theodore Harrison, dated July 27, 1967 and recorded at the Franklin County Registry of Deeds in Book 1155, Page 524.*

*The land in Buckland, Franklin County, Massachusetts, bounded and described as follows:*

*Beginning at a stone wall on the westerly side of the old Ashfield Road at land formerly of Leo Herzig and now of Jesse Waid et ux; thence northwesterly on said wall on land formerly of said Herzig and now of Jesse Waig et ux two hundred (200) feet to an iron pipe set in the wall; thence southeasterly in a straight line to an iron pipe at said Road, a distance of one hundred seventy-five (175) feet; thence northeasterly along said Road two hundred feet to the place of beginning.*

*Being the same premises conveyed to grantor by deed of William F. Tetreault and Celia R. Tetreault, dated November 1, 1962 and recorded in the Franklin County Registry of Deeds Book 1147, Page 110. Together will all spring rights appurtenant to the granted premises and including the spring and pipe line rights.*

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 May 31, 2001 and recorded in the Franklin County Registry of Deeds in Book 3795, Page 27. See also deed dated November 5, 1999 and recorded in said Registry in Book 3597, Page 308.

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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Present Holder of the Mortgage  
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