

# Public Notices

## PALMER CONSERVATION COMMISSION PUBLIC HEARING NOTICE

In accordance with the Wetland Protection Act of the General Laws of the Commonwealth of Massachusetts, Chapter 131, Section 40, and the Town of Palmer Wetlands Ordinance, Chapter 168, the Palmer Conservation Commission will hold a public hearing on **Tuesday, September 19, 2017 at 7:00 PM** at Palmer Police Station Conference Room, 4419 Main Street Palmer, MA 01069 on the application of Sherman & Frydryk c/o Altitude Organics Corporation of Massachusetts of 1400 Hancock Street, 3rd Floor, Quincy, MA 02169.

The applicant is requesting a determination confirm the precise boundaries of jurisdictional resource areas, which have been delineated along the Riverfront Area of the Quabog River. Additionally, the applicant is requesting a determination to see if the work associated with the redevelopment of the site is subject to the Wetlands Protection Act and the Town of Palmer Wetlands Ordinance.

The location is Chamber Road, Three Rivers, Palmer, MA 01069, and is also known as: Map 18-49 and 18-49-F.

Any interested persons wishing to be heard on the application should appear at the time and place designated. A copy of the application and plan may be inspected at the Palmer Town Hall in the Conservation Commission Office, 4417 Main Street, Palmer, MA 01069 or contact the office at 283-2611.

**Sarah Brodeur**  
Chair, Palmer Conservation Commission

09/07/17

## 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 **James A. Perry** to Mortgage Electronic Registration Systems, Inc., as nominee for Home Savings of America, dated May 12, 2009 and recorded with the Hampden County Registry of Deeds at Book 17851, Page 367 as affected by a Loan Modification Agreement recorded with said records at Book 19252, Page 389 and further affected by a Loan Modification Agreement dated April 14, 2016 and recorded in Book 21217, Page 543, of which mortgage the undersigned is the present holder by assignment from Mortgage Electronic Registration Systems, Inc. as nominee for Home Savings of America to CitiMortgage, Inc. dated June 24, 2010 and recorded with said Registry on July 1, 2010 at Book 18359, Page 469, 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 p.m. on September 18, 2017**, on the mortgaged premises located at **2 BETTY JEAN DRIVE, MONSON**, Hampden County, Massachusetts, all and singular the premises described in said mortgage.

TO WIT:

The land described herein is situated in the State of Massachusetts, County of Hampden, and is described as follows:

Certain real estate at 2 Betty Jean Drive, Monson, Hampden County, Massachusetts, known and designated as Lot 2 on a Plan recorded in Hampden County Registry of Deeds Book of Plans 108, Page 54 more particularly described as follows:

Beginning at an iron pin in the Northerly Line of Betty Jean Drive at the southwesterly corner of Lot 4 on said Plan; thence

N 82 Deg. 59' W along Betty Jean Drive, 106.98 feet to a cement bound;

THENCE in a curve to the right with an arc of 98 Deg. 15' and a 25 foot radius to an iron pin in the easterly line of Bethany Road; thence

N 15 Deg 16' E along Bethany Road, 93.81 Feet to an iron pin at the southwesterly corner of land now or formerly of AMERICAN STANDARD, INC.;

STANDARD, INC.; S 88 DEG. 26' E ALONG LAST NAMED LAND, 118.74 FEET TO

AN IRON PIN AT THE NORTH WESTERLY CORNER OF SAID LOT 4; AND THENCE

S 7 DEG. 01' W ALONG SAID LOT 4, 132.62 FEET TO BETTY JEAN DRIVE, AND THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JAMES A. PERRY IN A DEED FROM ROBERT H. KEITH AND DEANNA R. KEITH DATED NOVEMBER 24, 2008 AND RECORDED NOVEMBER 24, 2008 IN BOOK 17555, PAGE 444.

PARCEL NUMBER(S): 111-078

For mortgagor's(s') title see deed recorded with Hampden County Registry of Deeds in Book 17555, Page 444.

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 Five Thousand (\$5,000.00) 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 Street, 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.

CITIMORTGAGE, INC.  
Present holder of said mortgage  
By its Attorneys,

HARMON LAW OFFICES, P.C.  
150 California Street  
Newton, MA 02458  
(617) 558-0500  
201611-0282 - YEL  
08/24, 08/31, 09/07/17

## MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by **Tonia L. Jacque and Ryan D. Jacque** to Mortgage Electronic Registration Systems, Inc. as nominee for, Fairfield Financial Mortgage Group Inc., its successors and assigns, dated March 21, 2005 and recorded with the Hampden County Registry of Deeds at Book 14896, Page 419 subsequently assigned to U.S. Bank, National Association, as trustee for RASC 2005-EMX2 by Mortgage Electronic Registration Systems, Inc. as nominee for, Fairfield Financial Mortgage Group Inc., its successors and assigns by assignment recorded in said Hampden County Registry of Deeds at Book 18872, Page 465 and subsequently assigned to U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EMX2 by

Present Holder of said Mortgage,  
By Its Attorneys,  
ORLANS PC  
PO Box 540540  
Waltham, MA 02454  
Phone: (781) 790-7800  
17-002859  
08/31, 09/07, 09/14/17

### LEGAL NOTICE

Pursuant to the provisions of MA Gen. Laws, Chap. 255, Sec. 39A, the following vehicles will be sold at public auction for towing and storage charges due:

**CHEVY**  
VIN:2CNDL23F556052559  
Paula Lamb  
177 DorBer Rd.  
Charleston, ME  
**DODGE**  
VIN:1B3ES56C05D26215  
Farren Chickering  
7 Heritage Dr.  
West Brookfield, MA  
**SATURN**  
VIN:1G82H528XV265554

to wit:

Parcel I: A certain parcel of land with the buildings thereon on the northerly side of Echo road, Brimfield, Hampden County, Massachusetts, being a portion of Lot #4 and all of lot #5 in Section "H" on a plan entitled "Subdivision Map of Sherman Lake Shores, Brimfield, Mass., owned and developed by the Waterfront Realty Company, May 1954, H.N. Loomis and E.B. Sullivan, Civil Engineers" which plan is recorded in Hampden County Registry of Deeds Book of Plans 51, Page 125 and 126 more particularly described as follows: Beginning at a point in the northerly line of Echo Road at the southeasterly corner of Lot #5 on said plan; Thence N 40° 58' 10" E along land now or Gerard J. Morin, 170.3 feet to a point at the southeasterly corner of Lot #6; Thence westerly along said Lot #6, 73.0 feet to a point at northeasterly corner of land now or formerly of Archibald A. Corey et ux; Thence southerly along last named land 153 feet, more or less, to a point in the northerly line of said Echo Road; Thence easterly by the northerly line of said road 71.5 feet to the point of beginning. Parcel II: A certain parcel of land known as Section H Lot 3 and Part of Lot 4 at Lake Sherman also known as Map 6A Section H Lot 4 situated on Echo Road. For title reference see Deed dated June 23, 2003 and recorded Book 13585, Page 227

"For informational purposes only Parcel II is also shown on Plan 51, Page 125 and 126".  
The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, liens, attorney's fees and costs pursuant to M.G.L.Ch.183A, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession.  
**TERMS OF SALE:**  
A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. **TIME WILL BE OF THE ESSENCE.**

Other terms, if any, to be announced at the sale.

U.S. Bank National Association, as Trustee, for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-EMX2  
Present Holder of said Mortgage,  
By Its Attorneys,  
ORLANS PC  
PO Box 540540  
Waltham, MA 02454  
Phone: (781) 790-7800  
17-002859  
08/31, 09/07, 09/14/17

Michael Marciniac,  
Chairman  
08/31, 09/07/17

**MORTGAGEE'S SALE OF REAL ESTATE**  
By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Molasses Hill Realty Trust, LLC** to Sachem Capital Partners, LLC dated April 17, 2015 and recorded in the Hampden County Registry of Deeds in Book 20667, Page 240, of which mortgage the undersigned is the present holder by assignment dated May 31, 2017 and recorded in the Hampden County Registry of Deeds in Book 21727, Page 154, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at public auction on

**October 5, 2017 at 11:00 AM** on the mortgaged premises in Hampden County, Massachusetts, all and singular the premises described in said mortgage, and having an address of **102 Wales Road, Brimfield, MA.**

To wit:  
The land with the buildings thereon being shown

as Lot 9A on the westerly side of Wales Road, Brimfield, Hampden County, Massachusetts, on Sheet 1 of 2 on a Plan Entitled "Plan of Land Brimfield, MA, Prepared for: Jeffrey L. Paulin", dated June 26, 2006, drawn by Fancy Land Surveying, 3 Hastings Road, Spencer, Mass., and recorded with the Hampden County Registry of Deeds in Book of Plans 346, Page 72.

Said Lot 9A containing 2.740 acres (119,345 +/- square feet) according to said Plan.  
Being a portion of the premises conveyed to Molasses Hill Realty Trust, LLC by Deed of Larry Paul Modlin dated March 26, 2004 and recorded with the Hampden County Registry of Deeds in Book 14114, Page 173.  
The above premises will be sold and conveyed subject to and/or together with the benefit of any and all restrictions, easements, covenants, improvements, outstanding tax titles, municipal or other public taxes, public assessments, liens or claims in the nature of liens, and existing encumbrances of record created prior to the mortgage, if any, whether or not reference to such restrictions, easements, covenants, improvements, liens or encumbrances is made in the deed.  
Said premises shall also be sold and conveyed subject to all leases and tenancies having priority over the mortgage, if any, to tenancies or occupations by persons on the premises now or at the time of the auction which tenancies or occupations are subject to said mortgage, to rights or claims in personal property installed by tenants or former tenants now located on the premises, and also to all laws and ordinances including, but not limited to, all building and zoning laws and ordinances.  
No representations express or implied, are made with respect to any matter concerning the premises, which will be sold "asis".  
The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.  
In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described premises according to the terms of this Notice of Mortgagee's Sale of Real Estate and/or the terms of the Memorandum of Sale to be executed at the time of foreclosure, the Mortgagee reserves the right to sell the premises by foreclosure deed to the second highest bidder provided that the second highest bidder shall deposit with the Mortgagee's attorneys, Bulkley, Richardson and Gelinax, LLP, the amount of the required deposit as set forth herein within three (3) business days after written notice of default of the previous highest bidder, and title shall be conveyed to said second highest bidder within seven (7) days of said written notice upon payment of the balance of the second highest bid amount.  
**Terms of Sale:**  
The high bidder shall be required to pay a deposit in cash, certified check or bank cashier's check in the amount of Five Thousand and 00/100 (\$5,000.00) Dollars as earnest money at the time and place of sale. The balance of the purchase price is to be paid in full in cash, certified check, bank cashier's check or wired funds within thirty (30) days thereafter at the offices of Bulkley, Richardson and Gelinax, LLP, 1500 Main Street, Suite 2700, Springfield, Massachusetts 01115. The deed will be delivered contemporaneously therewith, and will be provided to the purchaser for recording upon receipt in full of the purchase price. The purchaser will be responsible for all closing costs, Commonwealth of Massachusetts documentary tax stamps, and all recording fees. In the event of an error in this publication, the description of the premises contained in the mortgage shall control.  
Other terms, if any, to be announced at the sale.  
Dated: August 31, 2017  
Sachem Capital Corp.  
The Present Holder of Said Mortgage

By:  
Daniel M. Rothschild, Esq.  
Bulkley, Richardson and Gelinax, LLP  
1500 Main Street, Suite 2700  
P.O. Box 15507  
Springfield, MA 01115-5507  
(413)781-2820  
Attorneys for the Mortgagee  
09/07, 09/14, 09/21/17

**MORTGAGEE'S SALE OF REAL ESTATE**  
By virtue and in execution of the Power of Sale contained in a certain mortgage given by **Molasses Hill Realty Trust, LLC** to Sachem Capital Partners, LLC dated April 17, 2015 and recorded in the Hampden County Registry of Deeds in Book 20667, Page 240, of which mortgage the undersigned is the present holder by assignment dated May 31, 2017 and recorded in the Hampden County Registry of Deeds in Book 21727, Page 154, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at public auction on

**October 5, 2017 at 11:00 AM** on the mortgaged premises in Hampden County, Massachusetts, all and singular the premises described in said mortgage, and having an address of **102 Wales Road, Brimfield, MA.**

To wit:  
The land with the buildings thereon being shown

as Lot 9A on the westerly side of Wales Road, Brimfield, Hampden County, Massachusetts, on Sheet 1 of 2 on a Plan Entitled "Plan of Land Brimfield, MA, Prepared for: Jeffrey L. Paulin", dated June 26, 2006, drawn by Fancy Land Surveying, 3 Hastings Road, Spencer, Mass., and recorded with the Hampden County Registry of Deeds in Book of Plans 346, Page 72.  
Said Lot 9A containing 2.740 acres (119,345 +/- square feet) according to said Plan.  
Being a portion of the premises conveyed to Molasses Hill Realty Trust, LLC by Deed of Larry Paul Modlin dated March 26, 2004 and recorded with the Hampden County Registry of Deeds in Book 14114, Page 173.  
The above premises will be sold and conveyed subject to and/or together with the benefit of any and all restrictions, easements, covenants, improvements, outstanding tax titles, municipal or other public taxes, public assessments, liens or claims in the nature of liens, and existing encumbrances of record created prior to the mortgage, if any, whether or not reference to such restrictions, easements, covenants, improvements, liens or encumbrances is made in the deed.  
Said premises shall also be sold and conveyed subject to all leases and tenancies having priority over the mortgage, if any, to tenancies or occupations by persons on the premises now or at the time of the auction which tenancies or occupations are subject to said mortgage, to rights or claims in personal property installed by tenants or former tenants now located on the premises, and also to all laws and ordinances including, but not limited to, all building and zoning laws and ordinances.  
No representations express or implied, are made with respect to any matter concerning the premises, which will be sold "asis".  
The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.  
In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described premises according to the terms of this Notice of Mortgagee's Sale of Real Estate and/or the terms of the Memorandum of Sale to be executed at the time of foreclosure, the Mortgagee reserves the right to sell the premises by foreclosure deed to the second highest bidder provided that the second highest bidder shall deposit with the Mortgagee's attorneys, Bulkley, Richardson and Gelinax, LLP, the amount of the required deposit as set forth herein within three (3) business days after written notice of default of the previous highest bidder, and title shall be conveyed to said second highest bidder within seven (7) days of said written notice upon payment of the balance of the second highest bid amount.  
**Terms of Sale:**  
The high bidder shall be required to pay a deposit in cash, certified check or bank cashier's check in the amount of Five Thousand and 00/100 (\$5,000.00) Dollars as earnest money at the time and place of sale. The balance of the purchase price is to be paid in full in cash, certified check, bank cashier's check or wired funds within thirty (30) days thereafter at the offices of Bulkley, Richardson and Gelinax, LLP, 1500 Main Street, Suite 2700, Springfield, Massachusetts 01115. The deed will be delivered contemporaneously therewith, and will be provided to the purchaser for recording upon receipt in full of the purchase price. The purchaser will be responsible for all closing costs, Commonwealth of Massachusetts documentary tax stamps, and all recording fees. In the event of an error in this publication, the description of the premises contained in the mortgage shall control.  
Other terms, if any, to be announced at the sale.  
Dated: August 31, 2017  
Sachem Capital Corp.  
The Present Holder of Said Mortgage

By:  
Daniel M. Rothschild, Esq.  
Bulkley, Richardson and Gelinax, LLP  
1500 Main Street, Suite 2700  
P.O. Box 15507  
Springfield, MA 01115-5507  
(413)781-2820  
Attorneys for the Mortgagee  
09/07, 09/14, 09/21/17

**MORTGAGEE'S SALE OF REAL ESTATE**  
By virtue and in execution of the Power of Sale contained in a certain mortgage given by OM THREERIVERS, LLC to COUNTRY BANK FOR SAVINGS, dated May 11, 2007 and recorded with the Hampden County Registry of Deeds in Book 16677, Page 444, of which mortgage the undersigned is the present holder, 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 p.m. on the 4th day of October, 2017**, on the mortgaged premises believed to be known as **2004 Main Street, Three Rivers, (Palmer), Hampden County, Massachusetts**, all and singular the premises described in said Mortgage, to wit:

"The land in that part of Palmer, Hampden County, Massachusetts, known as Three Rivers, bounded and described as follows:

Beginning at a point at the northerly intersection of Bridge Street and Main Street in said Three Rivers, thence running N. 66° 47' 00" E., a total distance of one hundred thirty-nine and 13/100 (139.13) feet along the northwesterly line of Main Street to a stone bound of the northwesterly line of Main Street; thence turning and running N 21° 58' 40" W. fifteen and 93/100 (15.93) feet along land now or formerly of the Central Massachusetts Railway to a point; thence turning and running northwesterly along a curve to the left with a radius of three hundred seventy-four and 26/100 (374.26) feet two hundred thirty-three and 96/100 (233.96) feet along last named land to a point; thence turning and running S. 29° 15' 16" E., a total distance of two hundred thirty-four and 69/100 (234.69) foot along the northwesterly line of Bridge Street to the point of beginning.

Containing 17,641 square feet of land, more or less."

The premises will be sold subject to any and all restrictions, easements, improvements, covenants, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, and existing encumbrances of record superior to the Mortgage, if any. Said premises will also be sold subject to all leases and tenancies having priority over said Mortgage, to tenancies or occupation by persons on the premises now and at the time of said auction which tenancies or occupation are subject to said Mortgage, to rights or claims in personal property installed by tenants or former tenants now located on the premises, also to all laws and ordinances including, but not limited to, all building and zoning laws and ordinances. It shall be the bidder's sole responsibility to ascertain all items described in this paragraph and no representations are made concerning compliance with applicable zoning, building, sanitary or other state and/or municipal regulations.  
**TERMS OF SALE:**  
TEN THOUSAND AND 00/100 (\$10,000.00) DOLLARS will be required to be paid in cash, or by certified or bank cashier's check by the purchaser at the time and place of the public auction as an initial deposit. Within five (5) business days after the public auction, an additional deposit shall be paid by the purchaser sufficient to bring the aggregate deposit up to an amount equal to ten percent (10%) of the applicable auction sale price. The balance of the purchase price on the sale shall be paid in cash, or by certified or bank cashier's check within thirty (30) days of the date of the Public Auction Sale and the Deed transferred contemporaneously therewith. The successful bidder at the sale shall be required

to sign a Memorandum of terms of sale containing the above terms at the Auction sale. The purchaser will be responsible for all closing costs, Massachusetts deed excise stamps and all recording fees.

The sale may be postponed or adjourned from time to time, if necessary, by the attorney for the mortgagee at the scheduled time and place of sale. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.  
Other terms, if any, will be announced at the sale.  
Country Bank for Savings,  
Present Holder of said Mortgage

By: /S/  
Jonathan C. Sapirstein  
SAPIRSTEIN & SAPIRSTEIN, P.C.  
1331 Main Street, 2nd Floor  
Springfield, MA 01103  
(413) 827-7500  
Its Attorneys  
Date: August 28, 2017  
08/31, 09/07, 09/14/17

**PALMER CONSERVATION COMMISSION PUBLIC HEARING NOTICE**  
In accordance with the Wetland Protection Act of the General Laws of the Commonwealth of Massachusetts, Chapter 131, Section 40, and the Town of Palmer Wetlands Ordinance, Chapter 168, the Palmer Conservation Commission will hold a public hearing on **Tuesday, September 19, 2017 at 7:00 PM** at Palmer Police Station Conference Room, 4419 Main Street Palmer, MA 01069 on the application of the Town of Palmer.

The applicant is requesting a determination to see if the work associated with the redevelopment of Thorndike Playground within the buffer zone of a jurisdictional resource area is subject to the Wetlands Protection Act.  
The location of the proposed project is: Thorndike Playground, Main Street in Village of Thorndike, Town of Palmer, and is also known as: Map 82-71.  
Any interested persons wishing to be heard on the application should appear at the time and place designated. A copy of the application and plan may be inspected at the Palmer Town Hall in the Conservation Commission Office, 4417 Main Street, Palmer, MA 01069 or contact the office at 283-2611.

**Sarah Brodeur**  
Chair, Palmer Conservation Commission

09/07/17

## 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 **Claude E. Whitman and Erin N. Murray** to Long Beach Mortgage Company dated June 19, 2006, recorded at the Hampden County Registry of Deeds in Book 15997, Page 37; said mortgage was then assigned to Deutsche Bank National Trust Company, as Trustee for Long Beach Mortgage Loan Trust 2006-7 by virtue of an assignment dated May 26, 2010, and recorded in Book 18330, Page 590; of which mortgage the undersigned is the present holder for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at **PUBLIC AUCTION at 12:00 PM on September 19, 2017**, on the mortgaged premises. This property has the address of **23 McBride Road, Wales, MA 01081**. The entire mortgaged premises, all and singular, the premises as described in said mortgage:

A certain parcel of land on the northerly side of McBride Road, Wales, Hampden County, Massachusetts, known and designated as Lot 9 on a plan entitled "Form A Plan Revisions of Lots 9 & 10 Suprenant Corporation, Engineers, July 3, 1990" which plan is recorded in Hampden County Registry of Deeds, Book of Plan 277, Page 100, more particularly bounded as follows: NORTHERLY: by land of David Brothers, et ux, 196.63 feet; and EASTERLY: by Lot 8 as shown on a plan record-

ed in Book of Plans 260, Page 31, 573.95 feet; SOUTHEASTERLY: by McBride Road, 251.46 feet; and WESTERLY: by land of the Commonwealth of Massachusetts, in two courses, 185.00 feet, and by land now or formerly of said Brothers, in three courses, 484.10 feet, all as shown on said first mentioned plan. Containing 2.6566 acres. Being the premises known as 23 McBride Road, Wales, MA Being the same premises conveyed to the Mortgagors herein by deed recorded herewith.  
Subject to and with the benefit of easements, reservation, restrictions, and taking of record, if any, insofar as the same are now in force and applicable. In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference. Together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this sale.  
**Terms of Sale:** Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water or sewer liens and State or County transfer fees, if any there are, and TEN THOUSAND DOLLARS (\$10,000.00) in cashier's or certified check will be required to be paid by the purchaser at the time and place of the sale as a deposit and the balance in cashier's or certified check will be due in thirty (30) days, at the offices of Doonan, Graves & Longoria, LLC, ("DG&L"), time being of the essence. The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale-date by public proclamation at the time and date appointed for the adjourned sale date. The premises is to be sold subject to and with the benefit of all easements, restrictions, leases, tenancies, and rights of possession, building and zoning laws, encumbrances, condominium liens, if any and all other claim in the nature of liens, if any there be.  
In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of foreclosure, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder, providing that said second highest bidder shall deposit with the Mortgagee's attorneys, the amount of the required deposit as set forth herein. If the second highest bidder declines to purchase the within described property, the Mortgagee reserves the right to purchase the within described property at the amount bid by the second highest bidder. The foreclosure deed and the consideration paid by the successful bidder shall be held in escrow by DG&L, (hereinafter called the "Escrow Agent") until the deed shall be released from escrow to the successful bidder at the same time as the consideration is released to the Mortgagee, whereupon all obligations of the Escrow Agent shall be deemed to have been properly fulfilled and the Escrow Agent shall be discharged. Other terms, if any, to be announced at the sale.  
Dated: August 10, 2017  
Deutsche Bank National Trust Company, as Trustee, in trust for registered Holders of Long Beach Mortgage Loan Trust  
2006-7, Asset-Backed Certificates, Series 2006-7  
By its Attorney DOONAN, GRAVES & LONGORIA, LLC,  
100 Cummings Center Suite 225D  
Beverly, MA 01915  
(978) 921-2670  
www.dgandl.com  
4013.13 (WHITMAN)  
FEI # 1078.02061  
08/24, 08/31, 09/07/17