

Public Notices

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 William C. Dupell, III, Tanya M. Gyszowka-Dupell to Mortgage Electronic Registration Systems, Inc., as nominee for CitiBank, N.A., dated October 16, 2015 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 67776, Page 234, of which mortgage the undersigned is the present holder, by assignment from: Mortgage

Electronic Registration Systems, Inc. as nominee for CitiBank, N.A. its successors and assigns to CitiMortgage, Inc., recorded on May 9, 2016, in Book No. 55296, at Page 345 CitiMortgage, Inc. to Mortgage Electronic Registration Systems, Inc., recorded on July 25, 2017, in Book No. 57470, at Page 376 Mortgage Electronic Registration Systems, Inc. to NewRez LLC d/b/a Shellpoint Mortgage Servicing, recorded on May 4, 2020, in Book No. 62326, at Page 290 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 December 17, 2024**, on the mortgaged premises located at 1476 Patril Hollow Road, Hardwick, Worcester County, Massachusetts, all

and singular the premises described in said mortgage.

TO WIT: A certain parcel of land situated on the northwesterly side of Patril Hollow Road, in Hardwick, Massachusetts and being the lot containing 4 acres shown on a plan entitled "Plan of Land in Hardwick, Massachusetts, Surveyed for Karl D. and Brenda L. Germain" dated March 13, 1995, by Daniel A. Para, Land Surveyor, Inc., and being recorded in the Worcester District Registry of Deeds in Plan Book 692, Page 24, to which plan reference is made for a more particular description.

The Grantee takes the parcel conveyed hereunder with notice and acknowledgement that the parcel conveyed is adjacent to the Hardwick Landfill which is owned

by Hardwick Landfill, Inc. and although not being operated as a landfill on the date of conveyance, the Grantor or a successor in interest may seek permits and, if granted, operate the Landfill in the future. As a part of the consideration for this conveyance the Grantees have agreed not to object to the reopening of the Landfill in the future. This provision shall survive the delivery of the deed.

For mortgagor's(s') title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 54452, Page 210.

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 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.

NEWREZ LLC
D/B/A SHELLPOINT MORTGAGE SERVICING
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
26043
11/21, 11/28, 12/05/2024

PUBLIC AUCTION NOTICE IS HEREBY GIVEN PURSUANT TO

THE PROVISIONS OF M.L.C. 225 SEC.39A THE FOLLOWING VEHICLES WILL BE SOLD ON **December 7, 2024** AT A SALE TO SATISFY OUR G A R A G E L I E N THEREON

FOR TOWING & STORAGE CHARGES AND EXPENSES OF SALE AND NOTICE:

2005 Acura RSX
VIN: JH4DC54805S001701
1973 Harley Davidson
VIN: 5A44349H3
2015 BMW 4 Series
VIN: WBA3T1C54FP821004
2010 Jeep Compass
VIN: J14NT4FB1AD595488
2018 Acura TLX
VIN: 19UUB1F32JA003496
2006 Infiniti G35

VIN: JNKCV51F66M600679
2014 Toyota Camry
4T4BF1FK3ER355803
2004 Pontiac Vibe
VIN: 5Y2SL62804Z434703
2008 BMW 7 Series
VIN: WBAHN83508DT86558
2010 Toyota Camry
VIN: 4T1BF3EK0AU570153
2012 Acura TSX
VIN: JH4CU2F45CC003095
THE SALE WILL BE HELD AT EARLY'S ON PARK AVE. 536 PARK AVE. WORCESTER, MA 01603
11/21, 11/28, 12/05/2024

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Indian Orchard, MA

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24 Water St., Palmer • 80 Main St., Ware

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REAL ESTATE

FOR RENT

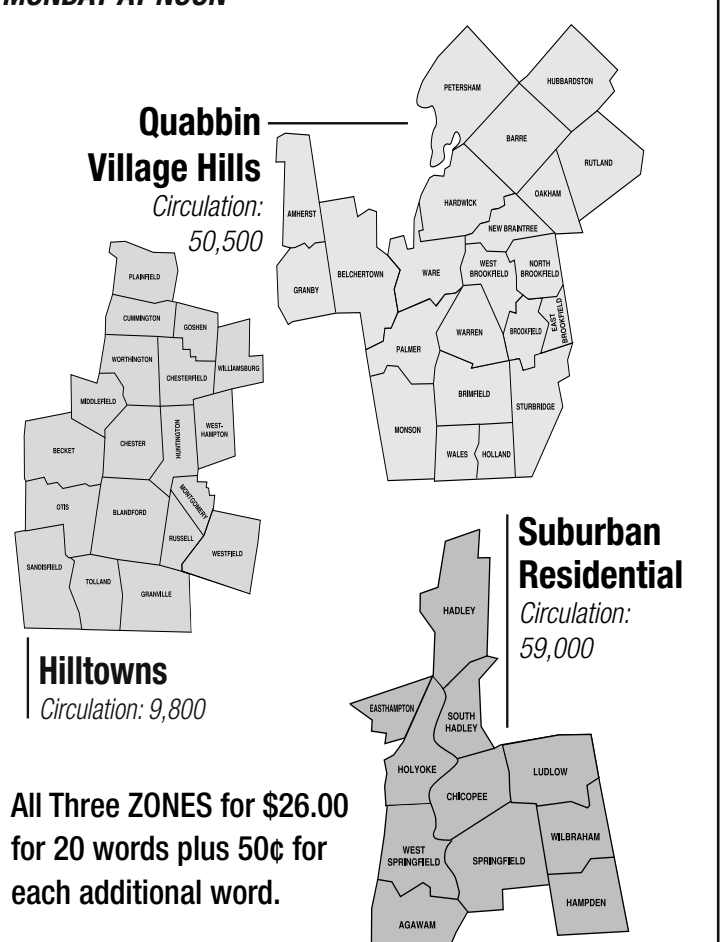
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29 Base Price \$30.50	30 Base Price \$31.00	31 Base Price \$31.50	32 Base Price \$32.00
33 Base Price \$32.50	34 Base Price \$33.00	35 Base Price \$33.50	36 Base Price \$34.00
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