

## 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 **Rose M. Snyder to Mortgage Electronic Registration Systems, Inc., as nominee for Lehman Brothers Bank, FSB, a Federal Saving Bank** dated May 10, 2007 and recorded with the Berkshire County (Southern District) Registry of Deeds in Book 1769, Page 84 assigned as follow: Assignment from Mortgage Electronic Registration Systems, Inc., as Nominee for Lehman Brothers Bank, FSB, a Federal Savings Bank, its successors and assigns to Nationstar Mortgage LLC dated January 30, 2013 recorded or filed at Berkshire County (Southern District) recorded/ registered land in Book: 2175; Page: 166. Assignment from Nationstar Mortgage LLC to U.S Bank National Association, not in its Individual Capacity, but Solely as Trustee for The RMAC Trust, Series 2016-CTT dated June 3, 2016 recorded or filed at Berkshire County (Southern District) recorded/ registered land in Book: 2369; Page: 54. Assignment from U.S Bank National Association, not in its Individual Capacity, but Solely as Trustee for The RMAC Trust, Series 2016-CTT to US Bank Trust N.A., as Trustee of the IGLOO Series III Trust dated January 8, 2018 recorded or filed at Berkshire County (Southern District) recorded/ registered land in Book: 02461; Page: 04. Assignment from US Bank Trust N.A., as Trustee of the IGLOO Series III Trust to US Bank Trust N.A., as Trustee of the SCIG Series III Trust dated April 06, 2018 recorded or filed at Berkshire County (Southern District) recorded/ registered land in Book: 02467; Page: 164. Assignment from US Bank Trust N.A., as Trustee of the SCIG Series III Trust to RCG Note Partners, LLC date September 11, 2019 recorded or filed at Berkshire County (Southern District) recorded/ registered land in Book: 2563; Page:159. Assignment from RCG Note Partners, LLC to CCRD Global, LLC dated March 26, 2020 recorded or filed at Berkshire County (Southern District) recorded/ registered land in Book: 2586; Page: 53, of which mortgage **CCRD Global, LLC** 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 **12:00PM on April 22, 2021 at 58 Main Street, South Egremont, Berkshire County, Massachusetts** all and singular the premises described in said mortgage:

TO WIT:

Beginning at an iron pipe on the northeasterly side of an ash tree at the northwest corner of the tract herein described and at a corner of the estate of Harriet Joyce, now or formerly; Thence South 10 degrees East, 132 feet along land now or formerly of the estate of Oscar Grahn to a Tamarack Tree; Thence easterly along land now or formerly of said estate of Oscar Grahn, 75.51 feet to an iron pipe at a corner of land of one Curtiss; Thence North 74 degrees East, 63 feet along land of said Curtiss to an Elm Tree; Thence North 21 degrees 30 minutes West, 132 feet along land of said Curtiss to an iron pipe in the southerly line of land of said Joyce Estate, now or formerly; Thence South 85 degrees 15 minutes West, 98 feet along land of said Joyce Estate to the place of beginning, containing 10,045 square feet of land. Also hereby conveying the following described right of way, 20 feet in width, extending from the state highway leading through the village of South Egremont across land now or formerly of said Estate of Oscar Grahn to the tract herein conveyed: Beginning at a point 10 feet easterly of an iron pipe

at the southeast corner of land of one Delomino, said point being in the northerly line of the said state highway; Thence North 11 degrees 30 minutes West, 95 feet; Thence North 38 degrees 30 minutes East, 105.5 feet to a point in the westerly line of the tract herein conveyed, said point being 53 feet, North 10 degrees West from a Tamarack Tree at the southwest corner of the said tract herein conveyed. This description is the center of survey line of the said right of way and the right of way is 10 feet on each side of the said line.

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 **BRAUCHER & AMANN, PLLC, 764 Chestnut Street, 1st Floor, Manchester, NH 03104, Tel: (603) 486-1530**, 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.

**CCRD Global, LLC**

Present holder of said mortgage.

By its attorneys,

**Martha L. Davidson, Esq.**

**BRAUCHER & AMANN, PLLC,**

**764 Chestnut Street, 1st Floor,**

**Manchester, NH 03104,**

**Tel: (603) 486-1530**