MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Richard A. Barnes and Joanne Barnes to BNY Mortgage Company, LLC, dated July 26, 2007 and registered at Plymouth County Registry District of the Land Court on July 31, 2007, Document No. 625915, as noted on Certificate of Title No. 125138, assigned to Aurora Bank FSB fka Lehman Brothers Bank FSB by Assignment of Mortgage dated August 25, 2009 and registered with said Registry on August 25, 2009 in Document No. 654204, as noted on Certificate of Title No. 125138, and assigned to MetLife Home Loans, a Division of MetLife Bank N.A. by Assignment of Mortgage dated March 30, 2012 and registered with said Registry on April 18, 2012 in Document No. 690470, as noted on Certificate of Title No. 125138, and assigned to Nationstar Mortgage LLC by Assignment of Mortgage dated October 29, 2012 and registered with said Registry on November 14, 2012 in Document No. 700166, as noted on Certificate of Title No. 125138, and assigned to The Secretary of Housing and Urban Development by Assignment of Mortgage dated August 11, 2015 and registered with said Registry on October 13, 2015 in Document No. 737875, as noted on Certificate of Title No. 125138, and assigned to Windstream Capital LLC by Assignment of Mortgage dated October 3, 2025 and registered with said Registry on October 23, 2025 in Document No. 865759, as noted on Certificate of Title No. 125138, of which mortgage the undersigned is the present holder Windstream Capital LLC, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 9:00 AM, on December 3, 2026 on the mortgaged premises being known as 39 Vinton Terrace, Rockland, MA, being all and singular the premises described in said mortgage to wit:

That certain parcel of land situate in Rockland, in the County of Plymouth and said Commonwealth, bounded and described as follows:

Southerly by Vinton Terrace ninety (90) feet;
Southwesterly by Lot 30 on the plan hereinafter mentioned one hundred fifty-seven (157) feet;
Northerly by Lot A on said plan one hundred twenty-two and 15/100 (122.15) feet; and
Northeasterly by Lot 32 on said plan one hundred sixty (160) feet.

All of said boundaries are determined by the Court to be located as shown on plan #29008A, which is filed with Certificate of Title No. 28700, the same being compiled from a plan drawn by Loring H. Jacobs, Surveyor, dated October 29, 1958 and March 17, 1959, and additional data on file in the Land Registration Office, all as modified and approved by the Court and the above described land is shown as Lot 31 on Sheet 5 of said plan.

Being the same premises as conveyed to the mortgagor by deed of Richard A. Barnes and Joanne Barnes, dated May 16, 2017, registered at Plymouth County Registry District of the Land Court in Document No. 759240, as noted on Certificate of Title No. 125138 on May 16, 2017.

TERMS OF SALE:

A deposit of $7,500.00 DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The successful bidder will be required to execute an Auction Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid in cash, by certified check, by cashier's check, or other check satisfactory to Mortgagee's attorney within thirty (30) days thereafter at the offices of BARSH AND COHEN, P.C.,

Attorneys for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.

Dated: October 27, 2026

(signed:) Windstream Capital LLC
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil S. Cohen, Esquire
Attorney for the Mortgagee
500 Turnpike Street Suite 201, Canton, MA 02021
(617) 332-4700