

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

Premises: 149 Russell Street, Carlisle, MA 01741

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by **Pibble Investments LLC** to **PML Funding LLC** dated **May 17, 2021** and recorded with the **Middlesex North County Registry of Deeds** in Book **35771**, Page **99** and subsequently assigned to **Wilmington Savings Fund Society, FSB, Not in its Individual Capacity, But Solely as Trustee for Residential Mortgage Aggregation Trust** recorded **August 22, 2023** at Book **38024**, Page **198**, previously assigned to **Wilmington Savings Fund Society, FSB, Not in its Individual Capacity, But Solely as Trustee for Residential Mortgage Aggregation Trust** recorded **December 9, 2022** at **Book 37563**, Page **226**, of which mortgage **Wilmington Savings Fund Society, FSB, Not in its Individual Capacity, But Solely as Trustee for Residential Mortgage Aggregation Trust** 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 **1:00 P.M.** on **October 5, 2023** at **149 Russell Street, Carlisle, MA 01741**, all and singular the premises described in said mortgage:

TO WIT:

**Parcel 1:**

A certain parcel of land with the buildings thereon situated in said Carlisle, shown on plan of "Property T. Wm. Lambe, Carlisle, Mass." Dated October 26, 156, by T. Wm. Lambe, Engineer, recorded in Plan Book 88, Plan 61-8, Middlesex North Registry of Deeds, said land being bounded and described as follows:

**Beginning at the most westerly corner of said land at an iron stake at Russell Street and thence running:**

**SOUTH 9° East two hundred fifty (250) feet by said Russell Street to a stone wall; thence turning and running by stone walls;**

**NORTH 8° East three hundred sixty-five (365) feet;**

**NORTH 6° East three hundred and eighty (380) feet;**

**SOUTH 52° East one hundred sixty (160) feet,**

**SOUTH 83° East one hundred twenty (120) feet;**

**NORTH 79° East one hundred seventy (170) feet in part of land now or formerly of King and in part by land now or formerly of Needham; thence turning and running**

**NORTH 6° West three hundred (300) feet, more or less, to a point in the center of**

**the larger pond; thence turning and running**

**WESTERLY by the end of the brook to a point ten (10) feet Easterly of the entrance of the brook into a smaller pond; thence turning and running**

**NORTHERLY and WESTERLY by the thread of the brook to a point ten (10) feet Easterly of a point in the thread of the brook opposite an iron stake on the Northerly bank of the brook, said stake being near a wooden gate; thence turning and running**

**NORTHWESTERLY in a straight line to said iron stake; thence turning and running**

**SOUTH 37° 12 ½ West six hundred twenty-six (626) feet to the point of beginning at said Russell Street, all as shown on said plan, be any and all of said measurements and courses more or less.**

**Parcel 2:**

**A certain parcel of land situated in said Carlisle, shown as Parcel 2 on “Plan of Land in Carlisle, Mass. Property of T. Wm. Lambe,” by Schofield Brothers dated September 1961, recorded in Plan Book 95, Page 114, Middlesex North Registry of Deeds, said land being bounded and described as follows:**

**BEGINNING at the southeasterly corner of the granted premises at other land of the grantee at the center of a concrete dam and thence running**

**NORTH 4° 37” East through a drill hole in the dam by remaining land Arlene E. Hambleton, Trustee of the Hambleton Realty Trust to an iron pipe one hundred twenty-one 5/10 (121.5) feet; thence**

**NORTH 76° 30’ West by said remaining land of Arlene E. Hambleton, Trustee of the Hambleton Realty Trust to an iron pipe one hundred ninety-seven and 10/100 (197.10) feet; thence**

**SOUTH 63° 15’ West by said Arlene E. Hambleton, Trustee of the Hambleton Realty Trust land to an iron pipe in the thread of the brook at land of the grantee twenty-five and 07/100 (25.07) feet; thence**

**SOUTHEASTERLY by said grantee’s land by the thread of the brook and then generally parallel to the shore of the parcel to the point of beginning at the center of the dam, all as shown on said plan, be any and all measurements and courses more or less.**

**Property address is commonly known as: 149 Russell St., Carlisle, MA 01741**

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 *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 Braucher & Associates, PLLC, 764 Chestnut St., Manchester, NH 03104, 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.

***Wilmington Savings Fund Society, FSB, Not in its Individual Capacity, But Solely as Trustee for Residential Mortgage Aggregation Trust***

Present holder of said mortgage

By its attorneys,

*Braucher & Associates, PLLC*

*764 Chestnut Street*

*Manchester, NH 03104*

*603-486-1530*