

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated September 23, 2022, from Worcester Services, LLC to Michelle Dexter and Daniel Barnett recorded with the Worcester County (Worcester District) Registry of Deeds in Book 68263, Page 326, the undersigned Michelle Dexter and Daniel Barnett, being the present holders of said mortgage, 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. Friday, October 27, 2023**

upon the hereinafter-described premises, known as and numbered as 40 Elm Street, Unit 40-B, Worcester, Worcester County, Massachusetts, all and singularly the premises described in said mortgage, to wit:

Property in Worcester known as Unit No. 40-B ("Unit") in The Brownstone Condominium (the "Condominium"), located in the buildings known and numbered 40 Elm Street, Worcester, Massachusetts which Condominium was created pursuant to M.G.L. Chapter 183A by the recording of a Master Deed (the "Master deed") dated October 1, 2003 and recorded with the Worcester County Registry of Deeds in Book 31840 Page 20, as may be amended of record. See Plan Book 800, Plan 79.

The Unit is conveyed together with the undivided interest in the common area and facilities as defined and described in the Master Deed and the exclusive right to use One Parking Space.

The Unit is subject to and has the benefit of all rights, easements, agreements, interests and provisions contained in the Master Deed, Rules and Regulations and By-laws adopted pursuant thereto, as well as the Declaration of Trust as recorded in Book 31840 Page 20, as any of the same may be amended from time to time pursuant to the provisions thereof, as well as the provisions of Chapter 183A of the Massachusetts General Laws as the same may be amended from time to time, as completely as if each were fully set forth herein;

Said Unit is conveyed with the non-exclusive right and easement to use the Parking Space and Parking Space Area and subject together with the benefit of the provisions, rights, restrictions and easements as more fully described in said Master Deed, Condominium Trust and Unit Deed.

For Mortgagor's title see Deed recorded at Book 67758, Page 173.

The above-described premises shall be sold subject to the first mortgage dated June 15, 2022 to Mortgage Electronic Registration Systems, Inc., as nominee for Loan Funder LLC, Series 31640, its successors and assigns, recorded with said Deeds in Book 67758, Page 176, the collateral assignment of leases and rents recorded in Book 67758, Page 204, and the UCC Financing Statement recorded in Book 67758, Page 213.

The above-described premises shall be subject to all easements, restrictions, condominium assessments, municipal or other public taxes, assessments, liens or claims in the nature of liens, outstanding tax titles, building, zoning and other land use laws and all permits and approvals issued pursuant thereto, including, without limitation, orders of conditions, and existing encumbrances of record created prior to said Mortgage, if there be any. Said premises are to be sold subject to the right of redemption of the United States of America, if any there be.

**TERMS OF SALE:** The highest bidder shall be required to make a deposit of \$5,000.00 to the holder of said Mortgage, in cash or by certified or bank cashier's check at the time and place of said sale of said premises. The balance of the purchase price is to be paid to said holder in cash, by certified check or bank cashier's check, and thereupon the deed shall be delivered, in thirty (30) days from the date of sale at the firm of Cunningham, Machanic, Cetlin, Johnson, Harney & Tenney, LLP, Attorneys for said holder, 220 North Main Street, Suite 301, Natick, Massachusetts. The successful bidder shall be required to sign a

Memorandum of Terms of Sale. The description of the premises contained in said Mortgage shall control in the event of an error in publication. Other terms, if any, to be announced at the time and place of sale.

Michelle Dexter and Daniel Barnett,  
By their Attorneys,  
CUNNINGHAM, MACHANIC, CETLIN,  
JOHNSON, HARNEY & TENNEY, LLP  
220 North Main Street, Suite 301  
Natick, MA 01760  
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