

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 **Marilou E Carlson to Mortgage Electronic Registration System, Inc as nominee for Mortgage Lenders Network USA, Inc.** dated **August 31, 2005** and recorded with the Worcester County Registry of Deeds in **Book 37261, Page 151** and Assignment from Mortgage Electronic Registration System, Inc as nominee for Mortgage Lenders Network USA, Inc to Homeward Residential, Inc. dated August 3, 2012 recorded or filed in Worcester County (Worcester District) Registry of Deeds in Book 49668, Page 60. Assignment from Homeward Residential, Inc f/k/a American Home Mortgage Servicing, Inc. C/O Ocwen Loan Servicing, LLC to Ocwen Loan Servicing, LLC dated September 9, 2013 recorded or filed in Worcester County (Worcester District) Registry of Deeds in Book 51512, Page 299. Assignment from Ocwen Loan Servicing, LLC by Nationstar Mortgage LLC to CM REO Trust, C/O NATIXIS dated August 17, 2015 recorded or filed in Worcester County (Worcester District) Registry of Deeds in Book 59949, Page 336. Assignment from CM REO TRUST by Natixis Real Estate Holdings LLC to TRIFERA, LLC dated December 9, 2015 recorded or filed in Worcester County (Worcester District) Registry of Deeds in Book 55726, Page 251. Assignment from TRIFERA, LLC to Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A dated February 10, 2017 recorded or filed in Worcester County (Worcester District) Registry of Deeds in Book 58052, Page 277. Assignment from Wilmington Savings Fund Society, FSB, as trustee of Stanwich Mortgage Loan Trust A to Home Investment Fund VI LP dated May 03, 2019 recorded or filed in Worcester County (Worcester District) Registry of Deeds in Book 60666, Page 33 of which mortgage **Home Investment Fund VI, LP** 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 **01:00 PM on March 19, 2021** at **33 Harriet Avenue, Shrewsbury, Worcester County, Massachusetts 01545**, all and singular the premises described in said mortgage:

TO WIT:

The land in Shrewsbury on the southerly side of Harriet Avenue, and being shown as Lot #58 as shown on a plan of land dated July, 1954, made by John J. Reney, C.E., and recorded with the Worcester District, Plan Book 201, Plan 41, and bounded and described as follows:

BEGINNING at the northwesterly corner of the premises to be conveyed at a point on the southerly line of Harriet Avenue; THENCE Southerly by Lot #74 on said plan 36.08 feet to the northwesterly line of Harriet Avenue; THENCE Northerly 35 degrees 03' 30" Easterly by said Harriet Avenue 122.91 feet to a point of curve; THENCE by a curve to the left having a radius of 20 feet northerly and northwesterly 46.2 feet to a point; THENCE Southerly 82 degrees 42' Westerly 94.7 feet to the point of beginning.

Said las two lines being by said Harriet Avenue.

For title see deed from Roy E. Simi, Jr., as Executor of the Estate of Josephine M. Simi recorded at the Worcester County Registry of Deeds in Book 27702, Page 007.

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, Manchester, New Hampshire 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.

Home Investment Fund VI, LP

By its attorneys,

Martha L. Davidson, Esq.

Braucher & Amann, PLLC

764 Chestnut Street

Manchester, NH 03104

Tel (603)-486-1530