

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 Jose Carlos Bicalho and Tania B Bicalho to Mortgage Electronic Registration Systems, Inc., as nominee for Fremont Investment & Loan dated November 22, 2006 and recorded with the Middlesex South County Registry of Deeds in Book 48536, Page 442, assigned as follows: from Mortgage Electronic Registration Systems, Inc., as nominee for Fremont Investment & Loan to Greenwich Investors XXVI, LLC dated September 16, 2013 recorded with Middlesex South Registry of Deeds at Book: 62688, Page: 508; Assignment from Greenwich Investors XXVI, LLC to JH Capital V.I., INC dated October 05, 2015 recorded with Middlesex South Registry of Deed at Book: 67068, Page: 331; assignment from JH Capital V.I., INC to Hydral, LLC dated November 09, 2015 recorded with Middlesex South Registry of Deed at Book: 74138, Page: 471; assignment from Hydral, LLC to Kamini Bay Asset Management, LLC dated February 18, 2020 recorded with Middlesex South Registry of Deed at Book: 74154, Page: 97, of which mortgage **Kamini Bay Asset Management, 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 10:00 AM on April 16, 2021 at 18 Miller Avenue, Framingham, Middlesex South County, Massachusetts , all and singular the premises described in said mortgage:

TO WIT:

The land in Framingham, Middlesex County, Massachusetts, known and numbered as 18 Miller Avenue and more fully described as follows:

Beginning at stake at the Southeasterly corner thereof on the Westerly side of a "Right of Way" shown on a plan entitled "Plan of land located in Framingham, Mass. Bertha C. McAlce, Geroge A. Winsor, C.E. May 1909", which is recorded with Middlesex South District Registry of Deeds, Book of Plans 188, Page 17 and at the Northeasterly corner of Lot No. 3 on said plain; then running Northwesterly by said lot 3, ninety-five and 4/10 feet to a stake; thence in the same course; 2 feet, more or less, to Waushakum Lake; thence Northerly on said Lake to a point at the end of the Southerly line of lot 6 as shown on said plan; thence Southeasterly on said Southerly line two feet, more or less, to a stake; thence in the same course still by the Southerly line of said Lot 6, one hundred four and 3/10 feet to a stake at said "Right of Way"; thence Southwesterly on said "Right of Way" eighty feet to the stake at the point of beginning.

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, 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.

Kamini Bay Asset Management, LLC

Present holder of said mortgage.

By its attorneys,

Martha L. Davidson

Braucher & Amann, PLLC

764 Chestnut Street,

Manchester, NH 03104,

Tel: (603) 486-1530