

**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 **Leonard J. Melanson** to **Citizens Bank of Massachusetts** dated September 30, 2006 and recorded with the Worcester County Registry of Deeds in Book 40070, Page 173 and assignmented as follow: from Citizens Bank, N.A. F/K/A RBS Citizens, N.A F/K/A Citizens Bank, N.A. S/B/M to Citizens Bank of Massachusetts to Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A, dated October 03, 2016, recorded or filed at Worcester County Registry of Deeds in Book: 56752, Page: 174. Assignment from Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A to Elizon Master Participation Trust I, U.S. Bank Trust National Association, as Owner Trustee, dated June 04, 2020 recorded or filed at Worcester County Registry of Deeds in Book: 62663, Page: 11 of which mortgage **Elizon Master Participation Trust I, U.S. Bank Trust National Association, as Owner Trustee** 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 **11:00 AM** on **June 18, 2021** at 61 Poland Street, Webster 01570, Worcester County, Massachusetts, all and singular the premises described in said mortgage:

TO WIT:

*A CERTAIN PARCEL OF LAND LOCATED AT LOT 2, POLAND STREET, WEBSTER, WORCESTER COOUNTY, MASSACHUSETTS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: LOT 2 ON A PLAN OF LAND ENTITLED PLAN OF LAND IN WEBSTER, MASSACHUSETTS PREPARED BY B&R SURVEY, INC. DATED APRIL 7, 2005 AND RECORDED IN THE WORCESTER DISTRICT REGISTRY OP DEEDS ON MAY 16, 2005 IN PLAN BOOK 825, PLAN 92 CONTAINING 16, 022 SQUARE FEET MORE OR LESS. BEING THE SAME PREMISES CONVEYED TO PATRIOT HOMES, INC. BY DEED OF NEAL STEVENS AND ELIZABETH M. STEVENS FKA ELIZABETH M. MALINOWSKI DATED MAY 26, 2005, AND RECORDED WITH THE WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 36971, PAGE 200. BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO LEONARD J. MELANSON FROM PATRIOT HOMES, INC. BY DEED DATED 01/31/2006 AND RECORDED 02/01/06 IN BOOK 38320, PAGE 372 IN THE LAND RECORDS OF WORCESTER COUNTY, MASSACHUSETTS.*

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.

**Elizon Master Participation Trust I, U.S. Bank Trust National Association, as Owner Trustee**

Present holder of said mortgage.

By its attorneys,

**Martha L. Davidson, Esq  
Braucher & Amann, PLLC,  
764 Chestnut Street, Manchester,  
NH 03104, Tel (603)- 486-1530**