

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 **36 BROOKLEDGE REAL ESTATE HOLDINGS LLC** to **MIGUEL CLAUDIO ELEBASTER, EDUARDO JOSE BANCHIK, FERNANDO JAVIER MARINI, ALWAYS ON THE MOOD INC., DANIEL SASHA GOLDSMAN, ALEJANDRO ANTONIO GENOVA AND ASSETS & EQUITY LLC** dated **AUGUST 14, 2023** and recorded with the **SUFFOLK COUNTY REGISTRY OF DEEDS** in **BOOK 69349, PAGE 309** and assigned to **ASSETS & EQUITY LLC** recorded **JANUARY 24, 2024** at **BOOK 69831, PAGE 45**, of which mortgage **ASSETS & EQUITY 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 **12:00 P. M. on February 23, 2024** at **36 BROOKLEDGE ST. DORCHESTER, MA 02121**, all and singular the premises described in said mortgage:

TO WIT:

THE LAND WITH THE BUILDINGS THEREON BEING THE ESTATE NOW NUMBERED 36 BROOKLEDGE STREET IN THE ROXBURY DISTRICT OF SAID BOSTON, SHOWN ON A PLAN BY R.A. QUIMBY, C.E., DATED MAY 18, 1910 AND RECORDED WITH SUFFOLK COUNTY REGISTRY OF DEEDS IN BOOK 3457, PAGE 403, BOUNDED AND DESCRIBED AS FOLLOWS: SOUTHWESTERLY BY BROOKLEDGE STREET, SIXTY-TWO AND 50/100 (62.50) FEET; NORTHWESTERLY BY LAND NOW OR LATE OF JEANNETTE M. EPSTEIN, ONE HUNDRED THIRTY-TWO AND 74/100 (132.74) FEET; NORTHEASTERLY BY LAND NOW OR OR LATE OF ELLEN S. ELDREDGE ET AL, SIXTY-TWO AND 50/100 (62.50) FEET; AND SOUTHEASTERLY BY OTHER LAND NOW OR LATE OF ELLEN S. ELDREDGE ET AL, ONE-HUNDRED THIRTY-TWO AND 74/100 (132.74) FEET. CONTAINING 8,000 SQUARE FEET ACCORDING TO SAID PLAN.

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.

ASSETS & EQUITY LLC

Present holder of said mortgage

By its attorneys,

Braucher & Associates, PLLC

764 Chestnut Street

Manchester, NH 03104

603-486-1530