

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 **PMNI LLC** to **Lima One Capital, LLC** and recorded with the Worcester County Registry of Deeds in Book 00091, Page 171, Certified Number 18171, Document Number 114189, collateral assignment by **PMNI LLC** in favor of **Lima One Capital, LLC** dated April 26, 2019 recorded or registered in Worcester County registered of deed under certificate number 18171, document number 114190 of which mortgage **Lima One Capital, 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 February 26, 2021 at 96 William Street, Worcester, Massachusetts 01609**, all and singular the premises described in said mortgage:

TO WIT:

THIS SECTION SHOULD CONTAIN A LEGAL DESCRIPTION OF THE PROPERTY BEING FORECLOSED ON:

Two parcels of land with the buildings therein situated in Worcester, Worcester County, Massachusetts, bounded and described as follows:

TRACT I

A certain tract or parcel of land, with the buildings thereon, situated at the corner of William and Somerset Streets in said Worcester, bounded and described as follows:

BEGINNING at the point of intersection of the northerly line of William Street with the westerly line of Somerset Street;

THENCE westerly by said northerly line of William Street one hundred twenty-five (125) feet to a point of land now or formerly of one Harrower;

THENCE northerly by said Harrower land, one hundred twenty-five (125) feet to a point;

THENCE easterly by a line drawn parallel with the first described line, one hundred twenty-five (125) feet to a point in the westerly line of said Somerset Street;

THENCE southerly by said westerly line of said Somerset Street, one hundred twenty-five (125) feet to the place of beginning.

TRACT II

That certain parcel of land situated in Worcester in the County of Worcester, Commonwealth of Massachusetts, bounded and described as follows:

Southeasterly by Somerset Street twenty (20) feet;

Southwesterly by land now or formerly of William H. Sawyer one hundred twenty-five (125) feet;

Northwesterly by Lot A-3 on a plan hereinafter described twenty (20) feet; and Northeasterly by Lot E-6 on said plan one hundred twenty-five (125) feet.

ALL said boundaries are determined by the Court to be located as shown on a subdivision plan of lot E-4 drawn by C.B. Humphrey, C.E., dated May 12, 1922, as modified and approved by the Court, a copy of a portion of which is filed with Transfer Certificate of Title #929, PLAN # 4290-P

BEING lot E-5 on said plan.

Said Tract II being the same premises described in Certificate of Title No. 10648, Document No. 40909 of the Registry District of Worcester County, and registered in Registration Book 54.

The above-described Tract I and Tract II being the same premises conveyed to the Grantor by Deed of K. Eric Engelsted and Ellen E. Knights, Trustees of St. George Real Estate Trust dated July 28, 2005 and recorded with the Worcester District Registry of Deeds in Book 36949, Page 65.

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 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.

Lima One Capital, LLC

Present holder of said mortgage.

By its attorneys,

Martha L Davidson

764 Chestnut St

Manchester, NH 03104

(603) 486-1530