

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 Ronald Vath to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgageit, Inc., dated December 19, 2005 and recorded or filed in Barnstable District of the Land Court as Document Number 1,021,735, and noted on Certificate of Title Number C179255; and assigned to Home Investment Fund VI LP on January 08, 2020 and recorded or filed in Barnstable District of the Land Court as Document Number 1,388,562 and noted on Certificate of Title Number C179255 who 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 on February 8, 2021 at 11:00 am at 20 Castlewood Circle, Hyannis MA 02601 all and singular the premises described in said mortgage:

TO WIT:

The following property in Hyannis, Barnstable County, Massachusetts:

The Land together with the building thereon situated in Barnstable (Hyannis), Barnstable County, Massachusetts being Lot 65 and the Easterly ten (10) feet of Lot 66 as shown on a plan entitled "Louis Arenovski's Chase, Engineers 7 Architects" which plan is duly recorded with Barnstable County Registry of Deeds in Plan Book 10, Page 101.

Being the same premises conveyed to Ronald Vath by deed recorded with Barnstable County Deeds in Book 17079, Page 233.

Commonly known as: 20 Castlewood Circle, Hyannis MA 02601.

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, 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
Present holder of said mortgage
By its attorneys,
BRAUCHER & AMANN, PLLC
764 CHESTNUT STREET
MANCHESTER, NH 03104
603-486-1530