

Legal Notice

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Karen Zaikis to MetLife Home Loans, a Division of MetLife Bank, N.A., dated June 10, 2009 and recorded in Worcester County (Worcester District) Registry of Deeds in Book 44414, Page 165 (the "Mortgage") of which mortgage Mortgage Assets Management, LLC is the present holder by Assignment from MetLife Home Loans, a Division of MetLife Bank, N.A. to Nationstar Mortgage LLC dated March 21, 2013 and recorded at said Registry of Deeds in Book 50737, Page 339, and Assignment from Nationstar Mortgage LLC to Nationstar Mortgage LLC d/b/a Champion Mortgage Company dated February 20, 2015 and recorded at said Registry of Deeds in Book 53430, Page 373, and Assignment from Nationstar Mortgage LLC d/b/a Champion Mortgage Company to Mortgage Assets Management, LLC dated September 17, 2021 and recorded at said Registry of Deeds in Book 66132, Page 332, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 106 Oak Hill Road, Harvard, MA 01451 will be sold at a Public Auction at 1:00 PM on May 11, 2022, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The land, with the buildings thereon, in Harvard, Worcester County, Massachusetts, shown as Lots 1B, 2A and 2B on "A Plan of Land in Harvard, Mass. prepared for Karen S. Zaikis and John N. Hamm, dated September 1984, prepared by Lawrence J. Ducharme, Inc. Registered Land Surveyor, Bolton, Mass." as Plan Book 561, Plan 45 recorded with Worcester District Registry of Deeds, bounded and described as follows:

Beginning at a railroad spike at the Northwesterly corner of Lot 1B, as shown on said plan, on the southerly side of Oak Hill Road, and at the Northwesterly corner of Herman Family Trust land;

Thence N 68 degrees 25' E (162.00) feet to a point
Thence N 83 degrees 00' E (83.00) feet to a slate stone at the Northwesterly corner of Lot 2C as shown on said plan, the last two (2) courses by the Southerly sideline of Oak Hill Road;
Thence S 7 degrees 55' W (115.40) feet to a point;
Thence S 53 degrees 14' 38" E (245.35) feet to a point;
Thence S 16 degrees 47' W (15.00) feet to a point;
Thence S 28 degrees 56' 45" E (58.45) feet to a point;
Thence S 74 degrees 24' 12" E (148.28) feet to an iron pipe in the wall at land of Westward Orchards Inc. ;
Thence S 9 degrees 00' 00" W (161.28) feet by Westward Orchards Inc. to an iron pipe in the wall;
Thence N 68 degrees 41' 25" W (195.89) feet to a point;
Thence N 68 degrees 00' 00" W (262.00) feet to a point;
Thence N 2 degrees 49' 00" W (177.00) feet to a point;
Thence N 51 degrees 03' W (99.00) feet to a point;
Thence N 42 degrees 46' W (65.00) feet to the point of beginning.

Containing 2.70 acres of land, more or less, according to said plan.

For title; see deed recorded at the Worcester District Registry of Deeds, Book 8587, Page 192.

For mortgagor's title see deed recorded with the Worcester County (Worcester District) Registry of Deeds in Book 8587, Page 192.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

Mortgage Assets Management, LLC
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