

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 David L. Vannicola to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Quicken Loans, Inc., its successors and assigns, dated September 29, 2016 and recorded in Worcester County (Worcester District) Registry of Deeds in Book 56099, Page 1 (the "Mortgage") of which mortgage Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc. is the present holder by Assignment from Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Quicken Loans Inc., its successors and assigns to Rocket Mortgage, LLC fka Quicken Loans, LLC dated January 3, 2023 and recorded at said Registry of Deeds in Book 68684, Page 222, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 190 East Bare Hill Road, Harvard, MA 01451 will be sold at a Public Auction at 10:00 AM on December 15, 2023, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

Tax Id Number(s): 034.0-0007-0000.0

Land Situated in the Town of Harvard in the County of Worcester in the State of MA

A CERTAIN PARCEL OF LAND, WITH THE BUILDINGS THEREON, SITUATED IN HARVARD, WORCESTER COUNTY, MASSACHUSETTS, BEING SHOWN AS LOT 5 ON A PLAN ENTITLED, "LAND IN HARVARD, MASS., SURVEYED FOR CHARLES DEXTER", DATED SEPTEMBER 1973(REVISED AUGUST 5, 1974) BY CHARLES A. PERKINS CO., INC. CIVIL ENGINEERS AND SURVEYORS, RECORDED WITH WORCESTER DISTRICT REGISTRY OF DEEDS IN BOOK 401, PAGE 63, BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHEASTERLY BY EAST BARE HILL ROAD, AS SHOWN SAID PLAN TWO HUNDRED TWENTY-SEVEN AND 54/100 (227.54) FEET;

SOUTHWESTERLY BY LAND NOW OR FORMERLY OF ROBERT FULLER, AS SHOWN ON SAID PLAN, TWO HUNDRED SIXTY-NINE AND 32/100 (269.32) FEET;

NORTHWESTERLY BY LOT 4, AS SHOWN ON SAID PLAN, TWO HUNDRED THIRTY-SEVEN AND 17/100 (237.17) FEET; AND

NORTHEASTERLY BY LOT 4, AS SHOWN ON SAID PLAN, BY TWO COURSES MEASURING TWO HUNDRED EIGHTY-NINE AND 40/100 (289.40) FEET AND FIFTY-FIVE AND 02/100 (55.02) FEET, RESPECTIVELY.

CONTAINING 1.50 ACRES OF LAND, ACCORDING TO SAID PLAN.

SUBJECT TO AND WITH THE BENEFIT OF EASEMENTS, RESTRICTIONS, AND AGREEMENTS OF RECORD, IF ANY THERE BE, INSOFAR AS THE SAME ARE NOW IN FORCE AND APPLICABLE.

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

NOTE: The Company is prohibited from insuring the area or quantity of the land. The Company does not represent that any acreage or footage calculations are correct. References to quantity are for identification purposes only.

Being the same property conveyed to David L. Vannicola, individually, by deed dated September 28, 1994 of record in Deed Book 16630, Page 303, in the County Clerk's Office.

Commonly known as: 190 East Bare Hill Road , Harvard, MA 01451-1850

For mortgagor's title see deed recorded with the Worcester County (Worcester District) Registry of Deeds in Book 16630, Page 303.

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.

Rocket Mortgage, LLC f/k/a Quicken Loans, LLC f/k/a Quicken Loans Inc.

Korde & Associates, P.C.

900 Chelmsford Street, Suite 3102

Lowell, MA 01851

(978) 256-1500

Vannicola, David L., 23-042452

[11/17/23, 11/24/23, 12/1/23]