

**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 Okechukwu Asoh to Bank of America, N.A., dated March 10, 2008 and recorded in Worcester County (Worcester District) Registry of Deeds in Book 42539, Page 328 (the "Mortgage") of which mortgage Bank of America, N.A. is the present holder, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 98 Pocasset Avenue aka 98 Pocasset Street, Worcester, MA 01606 will be sold at a Public Auction at 10:00 AM on January 25, 2024, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The land situated on the westerly side of Pocasset Avenue, Worcester, Worcester County, Massachusetts being shown as Lot 2 on a plan of land owned by Donald & Donna L. Euwart drawn by B & R Survey, Inc. dated October 12, 2006 recorded in Worcester District registry of Deeds in Plan Book 852 Plan 40 and more particularly bounded and described as follows:

Beginning at a point on the westerly side of Pocasset Avenue, 100.00 feet southerly of the intersection of the Westerly side of Pocasset Avenue and the southerly side of Onandaga Street, said point being the southeasterly corner of land now or formerly of Mary C. O'Connor;

Thence S. 28° 51' 56" E. by the westerly side of Pocasset Avenue, a distance of 100.00 feet to a point at land now or formerly of Stephen A. Esteves;

Thence S. 61° 08' 04" W. by land now or formerly of said Esteves, a distance of 80.00 feet to point Lot 1;

Thence N. 28° 51' 56" W. by Lot 1, a distance of 100.00 feet to a point at land now or formerly of said O'Connor;

Thence N. 61° 08' 04" E. by land now or formerly of said O'Connor, a distance of 80.00 feet to the point of beginning.

Reserving an easement for a sewer line shown on Lot 2 on a plan of land owned by Donald & Donna L. Euwart drawn by B&R Survey, Inc. dated December 4, 2006 recorded in Worcester District Registry of Deeds in Plan Book 852 Plan 41 Said easement for the benefit of Lot 1 on the plan recorded in the Worcester Registry of Deeds in Plan Book Page

A certain tract or parcel of land containing approximately 4,000 +/- square feet of land located on Pocasset Avenue, Worcester being shown as Lot 2B on a plan of land entitled " Plan of Land 96-98 Pocasset Avenue, Worcester, Massachusetts, owned by Robert Scannell", dated June 5, 2007 prepared by Atlas Land Surveying, Inc., and recorded in the Worcester District Registry of Deeds in Plan Book 857, Plan 60.

Being a portion of the premises conveyed to the Grantor by deed of Donald W. Euwart a/k/a Donald Euwart and Donna Euwart, dated January 2, 2007 in the Worcester District Registry of

Deeds Book 40464 Page 126.

The mortgaged premises described above contains property that was not owned by the mortgagor and is not included in the mortgaged premises. The only property that is included in the mortgaged premises and is being sold is the property known as Lot 2B on a Plan of Land recorded in Plan Book 857, Plan 60.

For title see deed recorded herewith Book 42539, Page 326

For mortgagor's title see deed recorded with the Worcester County (Worcester District) Registry of Deeds in Book 42539, Page 326.

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.

Bank of America, N.A.  
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Suite 3102  
Lowell, MA 01851  
(978) 256-1500  
Asoh, Okechukwu, 23-042506