

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Marlaine M. Fevrier to "MERS", Mortgage Electronic Registration Systems, Inc., a separate corporation that is acting solely as nominee for Shamrock Financial Corporation, "Lender"; and its successors and assigns dated July 13, 2006 and recorded with the Suffolk County Registry of Deeds, in Book 40016, Page 1, as assigned by Assignment of Mortgage dated April 26, 2010; recorded in Suffolk County Registry of Deeds, Book 46331, Page 87, and by Assignment dated April 4, 2013 recorded in Suffolk County Registry of Deeds, Book 51374, Page 335, and by Corrective Assignment dated June 19, 2023; recorded in Suffolk County Registry of Deeds, Book 69147, Page 239, of which mortgage the undersigned 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 12:00 PM, on February 9, 2024**, on the premises known as **21 Brahms Street, Boston (Roslindale), Massachusetts**, the premises described in said mortgage, together with all the rights, easements, and appurtenances thereto, to wit:

The land with the buildings and improvements thereon, situated in Boston (Roslindale, formerly West Roxbury), Suffolk County, Massachusetts (the "Premises"), shown as Lot 159 on a plan (the "Plan") entitled: "Plan of Lots in West Roxbury belonging to Wm. R. Blakemore," dated September 5, 1891, made by J. Edwin Jones, Surveyor recorded with the Suffolk County Registry of Deeds in Book 2018, Page 297, being bounded and described, in accordance with the Plan as follows:

Southwesterly by Brahms Street, Fifty (50.00) feet;

Northwesterly by Lot 160 Eighty (80.00) feet;

Northeasterly by Lot 166 Fifty (50.00) feet; and

Southeasterly by Lot 158 Eighty (80.00) feet.

For title see book 29646 pg. 23

Terms of Sale: These premises are being sold subject to any and all unpaid real estate taxes, water rates, municipal charges and assessments, condominium charges, expenses, costs, and assessments, if applicable, federal tax liens, partition wall rights, statutes, regulations, zoning, subdivision control, or other municipal ordinances or bylaws respecting land use, configuration, building or approval, or bylaws, statutes or ordinances regarding the presence of lead paint, asbestos or other toxic substances, sanitary codes, housing codes, tenancy, and , to the extent that they are recorded prior to the above mortgage, any easements, rights of way, restrictions, confirmation or other matters of record.

Purchaser shall also bear all state and county deeds excise tax. The deposit of \$10,000.00 is to be paid in cash or bank or certified check at the time and place of the sale, with the balance of the purchase price to be paid by bank or certified check within forty-five (45) days after the date of the sale, to be deposited in escrow with Guaetta and Benson, LLC, at 73 Princeton Street, Suite 208, North Chelmsford, Massachusetts.

In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder or, thereafter, to the next highest bidders, providing that said bidder shall deposit with said attorney, the amount of the required deposit as set forth herein within five (5) business days after written notice of the default of the previous highest bidder.

Other terms, if any, are to be announced at the sale.

Dated: January 9, 2024

Present holder of said mortgage

U.S. Bank National Association, as Trustee for Mastr Adjustable Rate Mortgages Trust
2006-OA2, Mortgage Pass-Through Certificates, Series 2006-OA2

by its Attorneys

Guaetta and Benson, LLC

Peter V. Guaetta, Esquire

P.O. Box 519

Chelmsford, MA 01824