

# NOTICE OF SALE

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 195 Leicester Street, Auburn, MA 01501

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Mark W. Hunter to Mortgage Electronic Registration Systems, Inc., as nominee for Homecomings Financial Network, Inc., dated July 25, 2005, and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 36958 at Page 193, as affected by Loan Modification Agreement dated June 1, 2012, and recorded with said Registry in Book 49875 Page 330, as further affected by Modification Agreement date September 24, 2018, and recorded with said Registry in Book 59732, Page 156, as further affected by Loan Modification Agreement dated February 16, 2021, and recorded with said Registry in Book 67277 Page 57, as further affected by Loan Modification Agreement dated January 25, 2023, and recorded with said Registry in Book 69112, Page 122, as affected by an assignment of mortgage from Mortgage Electronic Registration Systems, Inc. to GMAC Mortgage, LLC, dated August 26, 2010, and recorded with said Registry in Book 46230 at Page 143, as affected by an assignment of mortgage from GMAC Mortgage, LLC to Green Tree Servicing, LLC, dated August 22, 2013, and recorded with said Registry in Book 51414 at Page 260, as affected by a corrective assignment of mortgage from GMAC Mortgage, LLC to Green Tree Servicing, LLC, dated October 15, 2016, and recorded with said Registry in Book 56362 at Page 240, as affected by an assignment of mortgage from DiTech Financial, LLC s/b/m to Green Tree Servicing, LLC to MTGLQ Investors, L.P., dated September 21, 2016, and recorded with said Registry in Book 56362 at Page 244, as affected by an assignment of mortgage from MTGLQ Investors, L.P. to US Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust, dated June 10, 2020, and recorded with said Registry in Book 62702 at Page 218, as affected by an assignment of mortgage from US Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust to Fay Servicing, LLC, dated August 15, 2023, and recorded with said Registry in Book 69547 at Page 185, as affected by an assignment of mortgage from Fay Servicing, LLC to Amos Financial, LLC, dated August 15, 2023, and recorded with said Registry in Book 69568 at Page 350, of which mortgage the undersigned is the present holder by assignment, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold by Public Auction at 2:00 o'clock P.M. on the 20th day of February, 2024 at the mortgaged premises located at 195 Leicester Street, Auburn, MA 01501, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

To wit: The land in Auburn on the westerly side of Leicester Street, further bounded and described as follows: BEGINNING at the northerly corner of the premises hereof at land now or formerly of one Bengston; THENCE S. 18 deg. 50' 10" W. by said Bengston's land one hundred and ten (110) feet to a point; THENCE S. 37 deg. 33' E. eighty-three and 24/100 (83.24) feet to a point; THENCE N. 48 deg. 36' 40" E. by land now or formerly of Clarence and Lillian M. Hunter, one hundred three and 17/100 (103.17) feet to a point on Leicester Street; THENCE N. 41 deg. 23' 20" W. by Leicester Street, fifty-one and ninety-five (51.95) feet to WCH bound; THENCE continuing by said Leicester Street, N. 42 deg. 48' 30" W. eighty-five and 75/100 (85.75) feet to the point of beginning. Containing 11,050 square feet of land more or less.

For Mortgagor's title, see deed dated May 19, 2004, and recorded in Book 33756, at Page 389 in the Worcester Registry of Deeds.

Premises to 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 Ten Thousand Dollars (\$10,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. High bidder to sign written memorandum of sale upon acceptance of the high bid. The balance of the purchase price is to be paid by certified or bank check at Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, NY 10004, within thirty (30) days from the date of the sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control. Other terms, if any, to be announced at the sale.

Amos Financial LLC  
Present holder of said mortgage  
By its Attorneys,  
Friedman Vartolo LLP  
1325 Franklin Ave, Suite 160  
Garden City, NY 11530