

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 3 Granville Avenue, Worcester, MA 01606

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Antonio Ramos and Olga I. Ramos to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Aegis Lending Corporation, and now held by **Wilmington Trust, National Association, as Successor Trustee to Citibank, N.A., as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE5**, said mortgage dated April 25, 2006 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 38849, Page 227, said mortgage was assigned from Mortgage Electronic Registration Systems Inc. to CitiBank, N.A. as Trustee for the Certificateholders of the MLMI Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE5 by assignment dated August 24, 2011 and recorded with said Registry of Deeds in Book 47782, Page 238; said mortgage was assigned from CitiBank, N.A. as Trustee for the Certificateholders of the MLMI Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE5 to Wilmington Trust, National Association, as Successor Trustee to Citibank N.A., as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2006-HE5 by assignment dated February 20, 2020 and recorded with said Registry of Deeds in Book 61993, Page 284; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on March 15, 2024 at 11:00 AM Local Time** upon the premises, all and singular the premises described in said mortgage, to wit:

The land with the buildings thereon on the westerly side of Granville Avenue in said Worcester, being Lot #77 on Plan of Hillcroft Building Sites made by Pratt & Davis, C.E. for Philip H. Duprey, said plan recorded with the Worcester County Registry of Deeds in Plan Book 20, Page 42, and bounded and described as follows:

On the north about one hundred seven (107) feet by Lot #76 on said plan;

On the east about sixty (60) feet by said Granville Avenue;

On the south about one hundred seven (107) feet by Lots #79 and 78 on said plan; and

On the west about sixty (60) feet by Lot #47 on said plan.

Containing by estimation an area of 6420 square feet of land.

BEING the same premises conveyed to the herein named mortgagor(s) by deed recorded with Worcester District Registry of Deeds in Book 29195, Page 137.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated January 27, 2003 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 29195, Page 137.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
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Plainville, MA 02762
Attorney for Wilmington Trust, National
Association, as Successor Trustee to Citibank, N.A.,
as Trustee for Merrill Lynch Mortgage Investors
Trust, Mortgage Loan Asset-Backed Certificates,
Series 2006-HE5
Present Holder of the Mortgage
(401) 217-8701