

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 6 Everett Circle, Hopkinton, MA 01748

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Christopher J. Delaney and Claire D. Delaney to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Mortgage Lenders Network USA, Inc., and now held by **Deutsche Bank National Trust Company as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-MLN1**, said mortgage dated November 17, 2006 and recorded in the Middlesex County (Southern District) Registry of Deeds in Book 48544, Page 369, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc. as Nominee for Mortgage Lenders Network USA, Inc. to Merrill Lynch Mortgage Lending, Inc. by assignment dated May 15, 2009 and recorded with said Registry of Deeds in Book 53722, Page 580; said mortgage was assigned from Merrill Lynch Mortgage Lending Inc. to Deutsche Bank National Trust Company as Trustee for the MLMI Trust Series 2007-MLN1 by assignment dated May 15, 2009 and recorded with said Registry of Deeds in Book 53722, Page 581; said mortgage was assigned from Deutsche Bank National Trust Company as Trustee for the MLMI Trust Series 2007-MLN1 to Deutsche Bank National Trust Company as Trustee for Merrill Lynch Mortgage Investors Trust, Mortgage loan Asset-Backed Certificates, Series 2007-MLN1 by assignment dated May 15, 2023 and recorded with said Registry of Deeds in Book 81568, Page 30; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on April 26, 2024 at 01:00 PM Local Time** upon the premises, all and singular the premises described in said mortgage, to wit:

Closing date: November 17, 2006

Borrower(s): Christopher J. Delaney and Claire D. Delaney Property Address: 6 Everett Circle, Hopkinton, Massachusetts 01748

That certain parcel of land with all improvements thereon, shown as Lot 16, Everett Circle, Hopkinton, Middlesex County, Massachusetts, on that certain plan entitled: "Emerald Hills East, Open Space and Landscape Preservation and Development, Hopkinton, MA. Definitive Subdivision of Land" by Harry R. Feldman, Inc., dated June 24, 1996 and revised through March 6, 1997, recorded with the Middlesex Registry as Plan No. 499 of 1997, at Book 27317, Page 30 through 44.

The mortgagor(s) expressly reserve my/our rights of Homestead and do not wish to terminate my/our Homestead by granting the within conveyance notwithstanding my/our waiver of such homestead in paragraph 24 of the within mortgage.

However, the mortgagor(s) herein hereby expressly subordinate any and all such Homestead rights to the foregoing mortgage.

Together with the right to pass and re-pass over the ways shown on said Plan as may be consistent with town ways in the Town of Hopkinton.

Meaning and intending to convey and hereby conveying the same premises conveyed to me/us by deed dated 04/16/2002 and recorded with Middlesex South Registry of Deeds in Book 35319, Page 84.

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 April 16, 2002 and recorded in the Middlesex County (Southern District) Registry of Deeds in Book 35319, Page 83.

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
23 Messenger Street
2nd Floor
Plainville, MA 02762
Attorney for Deutsche Bank National Trust
Company as Trustee for Merrill Lynch Mortgage
Investors Trust, Mortgage Loan Asset-Backed
Certificates, Series 2007-MLN1
Present Holder of the Mortgage
(401) 217-8701