

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by James Cannata, Sr. to Mortgage Electronic Registration Systems, Inc., as nominee for AmeriSave Mortgage Corporation, dated August 25, 2022 and recorded in the Worcester County (Northern District) Registry of Deeds in Book 10408, Page 150, of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for AmeriSave Mortgage Corporation, its successors and assigns to AmeriSave Mortgage Corporation, recorded on December 5, 2023, in Book No. 10681, at Page 129

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 2:00 PM on April 17, 2024, on the mortgaged premises located at 36 Charlton Street, Fitchburg, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

### TO WIT:

A certain lot of land with the buildings thereon situated on the westerly side of Charlton Street in Fitchburg, Worcester County, Massachusetts, bounded and described as follows:

Beginning at the most northeasterly corner thereof at Lot No. 19 on hereinafter mentioned plan and on the westerly sideline of said Charlton Street; thence N. 45° 44' W. two hundred fifty (250) feet, more or less, to a point at a stone wall; thence by said stone wall S. 83° 15' W. one hundred eight (108) feet to a drill hole in a corner of walls; thence by another stone wall and land now or formerly of Carl H. Johnson S. 5° 59' E. one hundred twenty-six and 38/100 (126.38) feet to a point at lot No. 17 on said plan; thence by lot No. 17 on said plan S. 63° 34' E. two hundred sixty (260) feet, more or less, to the westerly sideline of Charlton Street; thence by said sideline on a curve to the right with a radius of one hundred eighty-seven and 96/100 (187.96) feet eighty--three (83) feet more or less, to the place of beginning.

Containing 38,016 square feet of land, more or less.

Being Lot No. 18 on plan of Charlton Farm, Subdivision for Roger W. and Robert N. Foster, Fitchburg and Lunenburg, Mass., dated November 1951 and drawn by Davis & Willard, C.E.'s of Fitchburg, Mass., recorded in Worcester Northern District Registry of Deeds, Plan Book 99, Page 9.

For mortgagor's(s') title see deed recorded with Worcester County (Northern District) Registry of Deeds in Book 10408, Page 147.

These premises will 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 Five Thousand (\$5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California St., Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

AMERISAVE MORTGAGE CORPORATION  
Present holder of said mortgage

By its Attorneys,  
HARMON LAW OFFICES, P.C.  
150 California St.  
Newton, MA 02458  
(617)558-0500  
24839