

# Legal Notice

## MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Karen Zaikis to MetLife Home Loans, a Division of MetLife Bank, N.A., dated June 10, 2009 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 44414, Page 165, subsequently assigned to Nationstar Mortgage LLC by MetLife Home Loans, a Division of MetLife Bank, N.A. by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 50737, Page 339, subsequently assigned to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by Nationstar Mortgage LLC by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 53430, Page 373 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 12:00 PM on April 10, 2020 at 106 Oak Hill Road, Harvard, MA, all and singular the premises described in said Mortgage, to wit:

The land, with the buildings thereon, in Harvard, Worcester County, Massachusetts, shown as Lots 1B, 2A and 2B on "A Plan of Land in Harvard, Mass. prepared for Karen S. Zaikis and John N. Hamm, dated September 1984, prepared by Lawrence J. Ducharme, Inc. Registered Land Surveyor, Bolton, Mass." as Plan Book 561, Plan 45 recorded with Worcester District Registry of Deeds, bounded and described as follows: Beginning at a railroad spike at the Northwesterly corner of Lot 1B, as shown on said plan, on the southerly side of Oak Hill Road, and at the Northwesterly corner of Herman Family Trust land; Thence N 68 degrees 25' E (162.00) feet to a point Thence N 83 degrees 00' E (83.00) feet to a slate stone at the Northwesterly corner of Lot 2C as shown on said plan, the last two (2) courses by the Southerly sideline of Oak Hill Road; Thence S 7 degrees 55' W (115.40) feet to a point: Thence S 53 degrees 14'38" E (245.35) feet to a point; Thence S 16 degrees 47' W (15.00) feet to a point; Thence S 28 degrees 56' 45" E (58.45) feet to a point; Thence S 74 degrees 24' 12" E (148.28) feet to an iron pipe in the wall at land of Westward Orchards Inc.; Thence S 9 degrees 00'00" W (161.28) feet by Westward Orchards Inc. to an iron pipe in the wall; Thence N 68 degrees 41' 25" W (195.89) feet to a point; Thence N 68 degrees 00'00" W (262.00) feet to a point; Thence N 2 degrees 49' 00" W (177.00) feet to a point; Thence N 51 degrees 03' W (99.00) feet to a point; Thence N 42 degrees 46' W (65.00) feet to the point of beginning. Containing 2.70 acres of land, more or less, according to said plan. For title; see deed recorded at the Worcester District Registry of Deeds, Book 8587, Page 192.

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

### TERMS OF SALE:

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. TIME WILL BE OF THE ESSENCE.

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

Nationstar Mortgage LLC d/b/a Champion Mortgage Company.

Present Holder of said Mortgage,  
By Its Attorneys,  
ORLANS PC  
PO Box 540540  
Waltham, MA 02454  
Phone: (781) 790-7800  
19-006515

[3/20/20, 3/27/20, 4/3/20]