

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

25 Sunrise Avenue, Worcester

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Rosemarie Guzman and Thomas C. Guzman, Sr. to Long Beach Mortgage Company, dated June 8, 2005 and recorded with the Worcester County Registry of Deeds at Book 36524, Page 362, of which mortgage NPR Capital, LLC is the present holder, by an assignment of mortgage to MERS recorded with said Deeds in Book 39901, Page 367 and further assigned to the present holder by assignment of mortgage recorded in Book 51853, Page 49, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 10:00 AM on April 17, 2017, on the mortgaged premises located at 25 Sunrise Avenue, Worcester, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

A certain tract or parcel of land in Worcester, Worcester County, Massachusetts, with the buildings thereon located on the westerly side of Sunrise Avenue and being shown as Lot #11 on a plan of lots owned by William S. Sweetser, drawn by Edward D. Woods, C.E. 1924 which plan is recorded with the Worcester County Registry of Deeds in Plan Book 2368, Page 601, bounded and described as follows:

BEGINNING at a point in the westerly line of Sunrise Avenue, which point is 526.03 feet northerly, measured on said westerly line of Sunrise Avenue, from the intersection of the westerly line of Sunrise Avenue with the northerly line of Ararat Street;

THENCE N. 11 degrees 21' E., by said line of Sunrise Avenue, 62.77 feet to a drill hole at land now or formerly of Norton Company;

THENCE N. 27 degrees 15' W., by said Norton Company land, 22.99 feet to a drill hole at the corner of other land of Norton Company land;

THENCE S. 86 degrees 31' W., by said Norton Company land, 121.8 feet to a drill hole at the corner of land now or formerly of one Gates;

THENCE S. 11 degrees 21' W., 64 feet to a point at Lot #10 on said plan;

THENCE S. 78 degrees 39' E., by said Lot #10 on said plan, 135 feet to the point of beginning. Containing 9761 square feet of land and also being shown as Lot #11, Page 20, Assessors plan book 37.

Being the same premises conveyed to the herein named mortgagor (s) by deed recorded with Worcester District Registry of Deeds herewith in Book 36524, Page 341

For mortgagor's(s') title see deed recorded with Worcester County Registry of Deeds in Book 36524, Page 341.

Said premises will be sold subject to an existing first mortgage dated June 9, 2005 and in the original principal amount of \$192,000.00 and recorded with said Deeds in Book 36524, Page 343, as further assigned or modified.

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 the law firm of Dolan Connly, P.C., 50 Redfield Street, Boston, MA 02122, 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.

NPR CAPITAL, LLC,
By its Attorney,
DOLAN CONNLY, P.C.,
David A. Marsocci, Esq.
50 Redfield Street, Suite 202
Boston, MA 02122
(617) 265-3100