

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 31 Lafayette Street, New Bedford, MA

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Keith Oliveira, to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for St. Anne's Credit Union of Fall River, Mass. and now held by **Massachusetts Housing Finance Agency**, said mortgage dated November 29, 2007, and recorded with the Bristol County (Southern District) Registry of the Land Court as Document No. 101286 and noted on Certificate of Title No. 21700, as affected by Mortgage Modification Agreement, dated August 5, 2013, and registered with the Bristol County (Southern District) Registry of the Land Court as Document No. 113918 and noted on Certificate of Title No. 21700, said mortgage which was assigned from Mortgage Electronic Registration Systems, Inc. as Nominee for St. Anne's Credit Union of Fall River, Mass. to **Massachusetts Housing Finance Agency** by assignment dated December 1, 2011, and recorded the Bristol County (Southern District) Registry District of the Land Court as Document No. 109792 and noted on Certificate of Title No. 21700; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on August 1, 2017 at 11:00 AM Local Time** upon the premises, all and singular the premises described in said mortgage, to wit:

The land with any buildings thereon situated in New Bedford, Bristol County, Commonwealth of Massachusetts, bounded and described as follows:

EASTERLY by the westerly line of Lafayette Street, forty-two and 09/100 (42.09) feet;

SOUTHERLY by land now or formerly of Albina Filiault, one hundred twenty and 00/100 (120.00) feet;

WESTERLY by land now or formerly of Manuel S. Duarte, et al, forty-two and 09/100 (42.09) feet; and

NORTHERLY by said land now or formerly of Manuel S. Duarte, et al, and by land now or formerly of Abilio Ferreira, one hundred twenty and 00/100 (120.00) feet.

All of said boundaries are determined by the Court to be located as shown on Plan #41871A drawn by Allen D. Quintin, Surveyor, dated December 9, 1985, as modified and approved by the Court, filed in the Land Registration Office at Boston, a copy of a portion of which is filed in the Bristol County S.D. Registry of Deeds in Land Registration Book 83, Page 453, with Certificate of Title No. 15441.

SUBJECT to such rights as may exist at the date of decree in the Concrete Retaining Wall, approximately shown on said plan.

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 November 29, 2007, and registered with the Bristol County (Southern District) Registry District of the Land Court as Document No. 101285 and noted on Certificate of Title No. 21700.

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.

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Attorney for **Massachusetts Housing Finance
Agency**
Present Holder of the Mortgage
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