



Attorneys At Law
A Limited Liability Partnership

Reply to: Pawtucket, RI office

September 18, 2018

Michael Harkins
Harkins Real Estate & Auctioneers

RE: Jennifer E. Fitton
22 Frenier Avenue, Unit 3, Old Mill Condominium, Attleboro, MA
File No.: 5538220

To Whom it May Concern:

Enclosed is a copy of a Notice of Mortgagee's Sale of Real Estate relative to the above. Please plan to handle this foreclosure as auctioneer. We may need a witness to attend. This notice is scheduled to be published in the The Sun Chronicle on September 27, 2018, October 4, 2018 and October 11, 2018. The sale is scheduled for October 25, 2018 at 10:00 AM, at the location set forth in the ad.

Very truly yours,

Erika L. Vogel, Esq.

enclosure

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NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 22 Frenier Avenue, Unit 3, Old Mill Condominium, Attleboro, MA

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Jennifer E. Fitton to Mortgage Electronic Registration Systems, Inc., as nominee for Prospect Mortgage, LLC, and now held by **Massachusetts Housing Finance Agency** said mortgage dated July 12, 2012 and registered with the Bristol County (Northern District) Registry District of the Land Court as Document No.: 96971 and noted on Certificate of Title No. C5-198, said mortgage which was assigned from Mortgage Electronic Registration Systems Inc., to Massachusetts Housing Finance Agency by assignment dated May 8, 2017 and registered with said Registry District of the Land Court as Document No. 106596 and noted on Certificate of Title No. C5-198; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on** October 25, 2018 at 10:00 AM Local Time upon the premises, **directly in front of the building in which the unit is located**, all and singular the premises described in said mortgage, to wit:

The Condominium Unit designated as Unit #3, Building #2, Phase 1 in Old Mill Condominium, a condominium in Attleboro, Bristol County, Massachusetts created by Master Deed dated August 22, 1985 recorded with Bristol County Northern District Land Court Records on September 6, 1985 as Document #26427, together with the undivided interests appertaining to said condominium unit in the common areas and facilities of said Condominium unit as set forth in said Master Deed as amended, and together with the rights and easements appurtenant to said Condominium Unit referred to and set forth in said Master Deed. Said Unit is conveyed subject to the easements, restrictions and conditions contained in said Master Deed, Declaration of Trust, and Unit Deed. Condo Plan #35408-H-1

The Unit conveyed is laid out as shown on a plan filed by Meyer Bros., Inc., which plan is a copy of a portion of the plans filed with said Master Deed and to which is affixed a verified statement in the form provided in M.G.L. Ch. 183A, Sec. 9. It is subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in General Laws Chapter 183A, the Master Deed and the By-laws filed therewith. The condominium is a phased condominium and therefore the unit conveyed hereunder is subject to reduction in its common interest provided for in said Master Deed.

The undivided percentage interest of the Unit conveyed hereunder in the common areas and facilities is 2.554%

The Condominium and each of the units is intended for residential purposes and other uses permitted by the applicable Zoning Ordinances and set forth in the Master Deed.

Being the same premises conveyed to this mortgagor by deed of Efrain Rodriguez and Bethany S. Rodriguez, f/k/a Bethany S. Leary, dated July 12, 2012 and recorded prior hereto. Cert. #C5-198, Book #C-5, Page 198.

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 July 12, 2012 and registered with the Bristol County (Northern District) Registry District of the Land Court as Document No. 96970 and noted on Certificate of Title No. C5-198.

CONDO: Said Unit will be conveyed together with an undivided percentage interest in the Common Elements of said Condominium appurtenant to said Unit and together with all rights, easements, covenants and agreements as contained and referred to in the Declaration of Condominium, as amended.

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.

Shechtman Halperin Savage, LLP
1080 Main Street
Pawtucket, RI 02860
Attorney for **Massachusetts Housing Finance Agency**
Present Holder of the Mortgage
(401) 272-1400