

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Rhoda Wolpert to Financial Freedom Senior Funding Corporation, A Subsidiary Of Indy, dated November 7, 2005 and recorded at Essex County (Southern District) Registry of Deeds on November 18, 2005, in Book No. 25090, at Page 101, of which mortgage the undersigned is the present holder AFL HECM LLC, by it's Servicer Statebridge Company, LLC, by virtue of as Assignment to Mortgage Electronic Registration Systems, Inc. A Delaware Corporation, its successors or assigns, as a nominee for Financial Freedom Acquisition LLC dated September 24, 2009 and recorded at Essex County (Southern District) Registry of Deeds on October 5, 2009, in Book No. 28973, at Page 565, and by an Assignment to Secretary of Housing and Urban Development, its successors and assigns dated June 24, 2021 and recorded at Essex County (Southern District) Registry of Deeds on July 2, 2021, in Book No. 40050, at Page 212, and by an Assignment to H.O.M.E.S., SPE, LLC, A Florida Limited Liability Company A/K/A HOMES SPE, LLC dated March 5, 2024, 2024 and recorded at Essex County (Southern District) Registry of Deeds on March 15, 2024, in Book No. 42025, at Page 031, and by Assignment to AFL HECM, LLC dated March 6, 2024 and recorded at Essex County (Southern District) Registry of Deeds on March 15, 2024, in Book No. 42025, at Page 033, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 10:00 AM, on January 16, 2025 on the mortgaged premises being known as 40 Pinedale Ave, Haverhill, MA, being all and singular the premises described in said mortgage to wit:

The land is said Haverhill, with the buildings thereon, on the southwesterly side of Pinedale Avenue, and being shown as Lot #4 on "Plan of Land of David M. and Maxwell Baker, Haverhill, Mass., Scale 1" = 40', April 1964, Vartan T. Mooradian, C.E.," recorded with Essex South District of Deeds, Book 5180, page 800, filed as #266 of 1964 plans.

Being the same premises as conveyed to the mortgagor by deed of Anna Baker and Rhoda Wolpert, Trustees of the Pinedale Avenue Realty Trust u/d/t, dated October 7, 1996, recorded at Essex County (Southern District) Registry of Deeds on October 10, 1996 in Book No. 13795, at Page 342.

The above described premises will be sold **SUBJECT TO** and with the benefit of all restrictions, easements, covenants, conditions, building and zoning laws, to any and all unpaid taxes, tax titles, water and sewer charges, municipal or other public taxes, assessments or liens, rights of tenants and parties in possession, if any.

TERMS OF SALE:

A deposit of \$7,500.00 DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The successful bidder will be required to execute an Auction Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid in cash, by certified check, by cashier's check, or other check satisfactory to Mortgagee's attorney within thirty (30) days thereafter at the offices of BARSH AND COHEN, P.C., Attorneys for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.

Dated: December 11, 2024

(signed:) AFL HECM LLC, by it's Servicer
Statebridge Company, LLC
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil Cohen, Esquire
Attorney for the Mortgagee
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