

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Effie S. Barbrick to Countrywide Bank, FSB, dated November 29, 2007 and recorded at Essex County (Southern District) Registry of Deeds on December 4, 2007, in Book No. 27365, at Page 279, assigned to Nationstar Mortgage LLC by Assignment of Mortgage dated November 8, 2012 and recorded with said Deeds on November 14, 2012 in Book No. 31916, at Page 191, and as affected by Corrective Assignment of Mortgage to Nationstar Mortgage LLC d/b/a Champion Mortgage Company dated August 15, 2018 and recorded with said Deeds on August 17, 2018 in Book No. 36947, at Page 405, and as affected by Corrective Assignment of Mortgage to Nationstar Mortgage LLC dated October 12, 2018 and recorded with said Deeds on October 22, 2018 in Book No. 37095, at Page 335, and assigned to Secretary of Housing and Urban Development by Assignment of Mortgage dated October 12, 2018 and recorded with said Deeds on October 22, 2018 in Book No. 37095, at Page 336, and assigned to Windstream Capital LLC by Assignment of Mortgage dated January 20, 2026 and recorded with said Deeds on January 20, 2026 in Book No. 43186, at Page 416, of which mortgage the undersigned is the present holder Windstream Capital LLC, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 9:00 AM, on July 7, 2026 on the mortgaged premises being known as 48 Home Street, Peabody, MA, being all and singular the premises described in said mortgage to wit:

The land in Peabody, Essex County, Massachusetts, with the buildings thereon being shown as Lot E on a plan entitled "Plan Showing Subdivision Land in Peabody, Mass., Owned by James E. Flynn, April 1960, scale one inch equals twenty feet, F. J. McCarthy, Reg. No. 2399" recorded in Essex South District Registry of Deeds, Book 4659, Page 1.

NORTHWESTERLY by Home Street, seventy-one and 42/100 (71.42) feet;  
NORTHEASTERLY by Lot D as shown on said plan, ninety-two and 98/100 (92.98) feet;  
SOUTHEASTERLY by Lots #13 and #12, as shown on said plan, sixty-seven and 49/100 (67.49) feet;  
and  
SOUTHWESTERLY by land now or formerly of Head, eighty-seven and 65/100 (87.65) feet.

Containing 6,272 square feet.

Being the same premises conveyed to Raymond W. Barbrick and Effie S. Barbrick, husband and wife, as tenants by the entirety, by deed of James E. Flynn dated October 3, 1962 and recorded with said Deeds in Book 4993, Page 139. See Death Certificate of Raymond W. Barbrick, who died in Salem Massachusetts on September 15, 2006, to be recorded herewith.

Being the same premises as conveyed to the mortgagor by deed of James E. Flynn, dated October 4, 1962, recorded at Essex County (Southern District) Registry of Deeds in Book No. 4993, at Page 139.

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: May 27, 2026

(signed:) Windstream Capital LLC  
Present Holder of said Mortgage  
By its Attorneys,  
Barsh and Cohen, P.C.

Neil S. Cohen, Esquire  
Attorney for the Mortgagee  
500 Turnpike Street Suite 201, Canton, MA 02021  
(617) 332-4700