

LEGAL NOTICE

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by David R. Storey and Patricia A. Storey to First Residential Mortgage Network, Inc., dated April 26, 2004 and Registered with Middlesex County Registry District of the Land Court as Document Number 224573 noted on Certificate of Title Number 37304 subsequently assigned to Countrywide Document Custody Services, a Division of Treasury Bank, NA by First Residential Mortgage Network, Inc. by assignment registered with said Registry District of the Land Court as Document 230638 as noted on Certificate of Title number 37304, subsequently assigned to Federal National Mortgage Association by Bank of America, N.A. successor by merger to Countrywide Bank, N.A., fka Countrywide Bank, FSB, fka Countrywide Bank, N.A., fka Countrywide Document Custody Services, a Division of Treasury Bank, NA by assignment registered with said Registry District of the Land Court as Document 276213 as noted on Certificate of title number 37304 and subsequently assigned to U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust by Federal National Mortgage Association by assignment registered with said Registry District of the Land Court as Document 290626 as noted on Certificate of Title number 37304; of which Mortgage the undersigned is the present holder for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 11:00 AM on November 29, 2017 at 44 Cunningham Street, Wilmington, MA, all and singular the premises described in said Mortgage, to wit:

A certain parcel of land, with the buildings thereon, situated in Wilmington, in the County of Middlesex and Commonwealth of Massachusetts, bounded and described as follows: Northwesternly by Essex Road, fifty (50) feet; Northeasterly by Allston Avenue, one hundred (100) feet; Southeasterly by Lot 843, fifty (50) feet; and Southwesterly by Lot 840, one hundred (100) feet. All of said boundaries are determined by the Land Court to be located as shown on Subdivision Plan 6036-E, Sheet Five (5), drawn by A. Millhouse, C.E., dated May 10, 1922, as approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Certificated of Title 1896, and said land is shown as Lots Eight Hundred Forty-one (841) and Eight Hundred Forty-two (842) on said plan. Being the same property conveyed to Patricia A. Storey, by Quitclaim Deed dated March 25, 1997, of record in Document No. 168965, and Certificate No. 0032985, in the Office of the Registry of Deeds of Middlesex County, Massachusetts. Being the same property commonly known as: 44 Cunningham Street, Wilmington, Massachusetts 01887 Tax ID No.: 69-109

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, liens, attorney's fees and costs pursuant to M.G.L.Ch.183A, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession.

TERMS OF SALE:

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication.
TIME WILL BE OF THE ESSENCE.

Other terms if any, to be announced at the sale.

U.S. Bank Trust, N.A.,
as Trustee for LSF9
Master Participation
Trust

Present Holder of
said Mortgage,
By Its Attorneys,
ORLANS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
15-010246
171331 11/8,15,22/17