

**LEGAL NOTICE**

**NOTICE OF  
MORTGAGEE'S  
SALE OF  
REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Cheryl A. Faro and Matthew P. Faro to America's Wholesale Lender, dated May 28, 2003 and recorded with the Middlesex County (Northern District) Registry of Deeds at Book 15341, Page 139, of which mortgage the undersigned is the present holder by assignment from America's Wholesale Lender to Countrywide Home Loans Servicing LP dated February 11, 2009 and recorded with said registry on March 2, 2009 at Book 22773 Page 200 and by assignment from Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP, fka Countrywide Home Loans Servicing LP to Federal National Mortgage Association dated April 14, 2015 and recorded with said registry on April 24, 2015 at Book 29000 Page 170, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 11:00 a.m. on December 27, 2017, on the mortgaged premises located at 7 Madison Road, Wilmington, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land shown as Lots 177-182 inclusive on a plan of land entitled "Plan of Lots at Central Park, Wilmington, Mass, April, 1908, Scale 80 feet to an inch" which plan is recorded at Middlesex North District Registry of Deeds at Plan Book 25, Plan 39.

Reference is hereby made to said plan for a more particular description.

Said Lot is also shown as Lot 70 on a Definitive Plan entitled "Madison Road, Wilmington, Mass., William G. Troy and Assoc., 936 East Street, Tewksbury, MA 01876, Owner James Banda, Jr., 5 Longview Road, Wilmington, MA", which plan is recorded at Middlesex North District Registry of Deeds at Plan Book 182, Plan 136 to which reference is made for a more particular description of said Lot 70.

Lot 70 contains 15,363 square feet of land, more or less, according to said plan.

For mortgagor's title see deed recorded at Book 6900 Page 255.

For mortgagor's(s') title see deed recorded with Middlesex County (Northern District) Registry of Deeds in Book 6800, Page 255.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of Ten Thousand (\$10,000.00 ) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE")  
Present holder of  
said mortgage

By its Attorneys,  
HARMON LAW  
OFFICES, P.C.  
150 California Street  
Newton, MA 02458  
(617) 558-0500  
201605-0651 - TEA  
171483 11/29, 12/6,13/17