

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 Ronald A. Mondi and Allison R. Mondi aka Allison Mondi to H&R Block Mortgage Corporation, dated December 10, 2004 and recorded with the Middlesex County (Northern District) Registry of Deeds at Book 18233, Page 147 subsequently assigned to Option One Mortgage Corporation by H&R Block Mortgage Corporation by assignment recorded in said Middlesex County (Northern District) Registry of Deeds at Book 21882, Page 283, subsequently assigned to Wells Fargo Bank, N.A., as trustee for Mastr Asset Backed Securities Trust 2005-OPT1, Mortgage Pass-Through Certificates, Series 2005-OPT1 by Sand Canyon Corporation fka Option One Mortgage Corporation by assignment recorded in said Middlesex County (Northern District) Registry of Deeds at Book 26670, Page 107 and subsequently assigned to Wells Fargo Bank, National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-OPT1, Mortgage Pass-Through Certificates, Series 2005-OPT1 by Sand Canyon Corporation FKA Option One Mortgage Corporation by assignment recorded in said Middlesex County (Northern District) Registry of Deeds at Book 31365, Page 80; 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 1:00 PM on January 24, 2018 at 21 Burt Road, Wilmington, MA, all and singular the premises described in said Mortgage, to wit:

Land referred to in this commitment is described as all that certain property situated in Wilmington in the County of Middlesex, and State of Massachusetts and being described in a Deed dated 12/13/01 and recorded 12/13/01 in Book 12488 Page 314, among the Land Records of the County and State set forth above, and referenced as follows: Lot: 237-241 Block: The land in Wilmington, Middlesex County, Massachusetts, with the buildings thereon now being numbered as 21 Burt Road, and being Lots Numbered 237, 238, 239, 240, 241 and 242 as shown on a plan of land entitled, "Town Park, Wilmington, Mass.," dated February, 1932 by Alfred Millhouse, C.E.C recorded with Middlesex North District Registry of Deeds in Book of Plans 57, Plan 13.

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.

Wells Fargo Bank,
National Association, as
Trustee for MASTR
Asset Backed Securities
Trust 2005-OPT1,
Mortgage Pass-Through
Certificates, Series
2005-OPT1

Present Holder of
said Mortgage,
By Its Attorneys,
ORLANS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
14-015314
171626 1/3, 1/10, 1/17/18