

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 Kerry M. McDonald and George A. Antilus to Mortgage Electronic Registration Systems, Inc. as nominee for Fairway Independent Mortgage Corporation, dated November 19, 2015 and recorded with the Middlesex County (Northern District) Registry of Deeds at Book 29609, Page 1, of which mortgage the undersigned is the present holder by assignment from Mortgage Electronic Registration Systems, Inc. to Lakeview Loan Servicing, LLC dated January 27, 2017 and recorded with said registry on January 27, 2017 at Book 30872 Page 251, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 9:00 a.m. on May 16, 2018, on the mortgaged premises located at 9 Redwood Terrace, Wilmington, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

Property Address: 9 Redwood Terrace, Wilmington, MA 01887 The land with the buildings thereon situated in Wilmington, Middlesex County, Massachusetts, being shown as Lot 65 on a plan entitled 'Plan of Alderwood Estates, Wilmington, Mass., Owner: Edsel Tocci' dated June 26, 1961, K.J. Miller Co., Civil Engineers, recorded with Middlesex Northern District Deeds in Plan Book 96, as Plan 11, bounded and described as follows, all according to said plan:

SOUTHEASTERLY and SOUTHERLY by three lines together measuring one hundred fifteen and 01/100 (115.01) feet; SOUTHWESTERLY by Lot 66, as shown on said plan, one hundred fifty-six and 21/100 (156.21) feet;

NORTHWESTERLY by lands of Vitale and Howe, as shown on said plan one hundred thirty-nine (139.00) feet; and NORTHEASTERLY by Lot 64, as shown on said plan, one hundred eighty and 55/100 (180.55) feet.

Containing 22,612 square feet of land according to said plan. Together with the fee in all the streets, roads and ways shown on said plan. Subject to the Rights to use the streets, roads and ways shown on said plan, in common with other entitled thereto, for all purposes for which streets, roads and ways are commonly used in the Town of Wilmington.

Subject to said easements and restrictions of record, if any, insofar as the same are now in force and applicable. Subject to a variance on record in Middlesex North District Registry of Deeds at Book 1632, Page 429. For Title reference see Deed in Book 11028 at Page 180 recorded in the Middlesex North Registry of Deeds.

For mortgagor's(s') title see deed recorded with Middlesex County (Northern District) Registry of Deeds in Book 29608, Page 288.

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 Five Thousand (\$5,000.00) 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.

LAKEVIEW LOAN
SERVICING, LLC
Present holder of
said mortgage
By its Attorneys,
HARMON LAW
OFFICES, P.C.
150 California Street
Newton, MA 02458
(617) 558-0500
201704-0176 - TEA
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