

LEGAL NOTICE

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Timothy R. Penney and Lorraine Penney to First Residential Mortgage--Louisville, dated March 14, 2003 and recorded in Middlesex County (Northern District) Registry of Deeds in Book 14811, Page 206 (the "Mortgage"), which was thereafter confirmed by a Confirmatory Mortgage recorded at said Registry of Deeds in Book 16547, Page 223 of which mortgage Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust is the present holder by assignment from First Residential Mortgage--Louisville to CitiMortgage, Inc. successor by merger to ABN AMRO Mortgage Group, Inc. dated June 19, 2017 recorded in Middlesex County (Northern District) Registry of Deeds in Book 31226, Page 40; assignment from CitiMortgage, Inc. successor by merger to ABN AMRO Mortgage Group, Inc. to Pretium Mortgage Credit Partners I Loan Acquisition, LP dated December 2, 2015 recorded in Middlesex County (Northern District) Registry of Deeds in Book 29628, Page 279 and assignment from Pretium Mortgage Credit Partners I Loan Acquisition, LP to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust dated December 17, 2015 recorded in Middlesex County (Northern District) Registry of Deeds in Book 29742, Page 52, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 9 Revere Avenue, Wilmington, MA 01887 will be sold at a Public Auction at 3:00 PM on April 26, 2018, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The land is situated in Wilmington, Middlesex North County, Commonwealth of Massachusetts bounded and described as follows:

The land shown as Lots 528 through 548 and Lots 605-615 on a plan of land known as Wilmington Heights, Plan No. 1, drawn by N.W. Daley, recorded with said Registry of Deeds, Plan Book 27, Plan 73.

For mortgagor's title see deed recorded with the Middlesex County (Northern District) Registry of Deeds in Book 10582, Page 185.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale:
Cash, cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable in cash or by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA 01851 or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

Wilmington Savings
Fund Society, FSB,
d/b/a Christiana Trust,
not individually but
as trustee for
Pretium Mortgage
Acquisition Trust
Korde & Associates, P.C.
900 Chelmsford Street
Suite 3102
Lowell, MA 01851
(978) 256-1500
Penney, Timothy R.,
15-024370
180394 4/4,11,18/18