

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 Peter C. DeGennaro to Ameriquest Mortgage Company, dated April 4, 2003 and recorded with the Middlesex County (Northern District) Registry of Deeds at Book 14953, Page 168, subsequently assigned to Deutsche Bank National Trust Company, as Trustee in Trust for the Registered holders of Ameriquest Mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2003-AR3 by Ameriquest Mortgage Company by assignment recorded in said Middlesex County (Northern District) Registry of Deeds at Book 22511, Page 199, subsequently assigned to Deutsche Bank National Trust Company, as Trustee for Ameriquest mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2003-AR3 by Deutsche Bank National Trust Company, as Trustee, in trust for the registered holders of Ameriquest mortgage Securities Inc., Asset-Backed Pass-Through Certificates, Series 2003-AR3 by assignment recorded in said Middlesex County (Northern District) Registry of Deeds at Book 29743, Page 291 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 July 18, 2018 at 7 Presidential Drive, Wilmington, MA, all and singular the premises described in said Mortgage, to wit:

The land in said Wilmington, County of Middlesex, Massachusetts, with the buildings thereon being shown as Lot G on a plan entitled "Definitive Subdivision Plan of Land in Wilmington, Massachusetts, September 24, 1965, Presidential Heights" duly recorded with the Middlesex North District Registry of Deeds in Plan Book 105, as Plan 75 and being further bounded and described: SOUTHEASTERLY: by Presidential Drive, 125.00 feet; SOUTHWESTERLY by Lot F, as shown on said plan, 213.76 feet; NORTHWESTERLY by land now or formerly of Mann and Coestar, as shown on said plan, 130.17 feet; and NORTHEASTERLY by Lot H, as shown on said plan, 177.44 feet. Containing 24,450.6 square feet of and, according to said plan. Together with the right and subject to the right of others entitled thereto to use Presidential Drive as shown on said plan for all purposes for which street and ways are used in the Town of Wilmington. Subject to easements and restrictions of record, if there are any, insofar as the same are now in force and applicable. For reference to title see deed from Sheradane Realty Trust to Peter C. DeGennaro dated April _____, 2003 and recorded within the Middlesex North District Registry of Deeds as Instrument Number

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

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.

Deutsche Bank National
Trust Company, as
Trustee for Ameriquest
Mortgage Securities
Inc., Asset-Backed
Pass-Through Certifi-
cates, Series 2003-AR3

Present Holder of
said Mortgage,
By Its Attorneys,
ORLANS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
15-018923
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