

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 Jeffrey J. Desantis to Chase Manhattan Bank USA, N.A., dated July 10, 2003 and recorded with the Middlesex County (Northern District) Registry of Deeds at Book 15825, Page 127, subsequently assigned to JPMorgan Chase Bank, National Association by Chase Bank USA, N.A. F/K/A Chase Manhattan Bank USA, N.A. by assignment recorded in said Middlesex County (Northern District) Registry of Deeds at Book 29955, Page 95 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 August 1, 2018 at 14 Somerset Place, Wilmington, MA, all and singular the premises described in said Mortgage, to wit:

The land with the buildings thereon shown as Lot 8 on a "Definitive Subdivision Plan of Land 'Somerset Estates' Wilmington, Massachusetts; Scale: 1" - 40'; Date, February 2, 1995; Dana F. Perkins, Inc. Consulting Engineers & Land Surveyors, 1215 Main Street, Unit 111, Tewksbury, MA 01876; 125 Main Street, Reading, MA 01867; Prepared for: Marcy Realty Trust, Mark Lopez, Tr, 12 Crystal Road, Wilmington, Massachusetts" which plan is recorded at Middlesex North District Registry of Deeds in Plan Book 189, Plan 64 and to which reference is hereby made for a more particular description of said Lot 8. Title reference: Book 11882, Page 119.

Upon information and belief sale is subject to a senior mortgage recorded with Middlesex County (Northern District) Registry of Deeds in Book 15825, Page 111.

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.

JPMorgan Chase Bank,
National Association

Present Holder of
said Mortgage,
By Its Attorneys,
ORLANDS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
18-002781
180894 7/11,18,25/18