

LEGAL NOTICE

**MORTGAGEE'S
SALE OF
REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated May 21, 2003 given by Louis Valenti to John Testa, Trustee recorded with the Middlesex County (Northern District) Registry of Deeds at Book 15294, Page 163, the undersigned John Testa, Trustee, being the present holder of said mortgage, for breach of the conditions of said Mortgage and for the purpose of foreclosing the same will be sold at Public Auction at:

11:00 A.M. on Thursday, August 30, 2018

upon the hereinafter-described premises, known as and numbered as 420-422-424 Main Street, Wilmington, Middlesex County (Northern District), Massachusetts, all and singularly the premises described in said mortgage, to wit:

The land in Wilmington, Middlesex County, with buildings thereon, situated on the Easterly side of Main Street, shown on a plan entitled "Plan of Land showing revision and subdivision situated in Wilmington, Mass., surveyed for Eliza M. Dickson, compiled by A.N. Fames, Engineer, February 23, 1945, recorded with Middlesex North District Deeds, Plan Book 67, Plan 37, said premises being bounded and described according to said plan as follows:

WESTERLY on Main Street, a total distance of fifty-three and 88/100 (53.88) feet;

NORTHERLY on land now or formerly of Nelson H. Huntly, shown as Lot No. 2 on said plan, fifty-nine (59) feet;

WESTERLY on last mentioned land, eighteen (18) feet;

NORTHWESTERLY on last-mentioned land, twelve (12) feet;

NORTHEASTERLY again on last-mentioned land, fifty-one and 92/100 (51.92) feet; and

SOUTHERLY on land marked on said plan "Sophie F. Ellberg et al", one hundred four and 15/100 (104.15) feet.

The premises are conveyed together with the benefit of and subject to easements and restrictions of record so far as the same may now be in force and applicable.

Meaning and intending to convey and hereby conveying the same premises conveyed to the grantor by deed of John V. Testa, Trustee of the 420-422 Main Realty Trust, dated May 21, 2003 and recorded immediately prior hereto.

For Mortgagor's title, see Deed recorded with

the Middlesex County
(Northern District) Reg-
istry of Deeds at Book
15294, Page 161.

The above-described premises shall be subject to all easements, restrictions, municipal or other public taxes, assessments, liens or claims in the nature of liens, outstanding tax titles, building, zoning and other land use laws and all permits and approvals issued pursuant thereto, including, without limitation, orders of conditions, and existing encumbrances of record created prior to said Mortgage, if there be any. Said premises are to be sold subject to the right of redemption of the United States of America, if any there be.

TERMS OF SALE: The highest bidder shall be required to make a deposit of \$10,000.00 to the holder of said Mortgage, in cash or by certified or bank cashier's check at the time and place of said sale of said premises. The balance of the purchase price is to be paid to said holder in cash, by certified check or bank cashier's check, and thereupon the deed shall be delivered, in thirty (30) days from the date of sale at the firm of Cunningham, Machanic, Cetlin, Johnson, Harney & Tenney, LLP, Attorneys for said holder, 220 North Main Street, Suite 301, Natick, Massachusetts. The successful bidder shall be required to sign a Memorandum of Terms of Sale. The description of the premises contained in said Mortgage shall control in the event of an error in publication.

Other terms, if any, to be announced at the time and place of sale.

JOHN TESTA,
TRUSTEE
Present Holder of
Said Mortgage,
By its Attorneys,
CUNNINGHAM,
MACHANIC, CETLIN,
JOHNSON, HARNEY &
TENNEY, LLP
220 North Main Street,
Suite 301
Natick, MA 01760
(508) 651-7524
180992 7/25, 8/1,8/18