

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 Beatriz Encarnacao to Mortgage Electronic Registration Systems, Inc., solely as nominee for Countrywide Home Loans, Inc., dated April 17, 2007, and recorded with the Middlesex County (Northern District) Registry of Deeds in Book 21150, Page 108, as affected by an assignment from Mortgage Electronic Registration Systems, Inc., to BAC Home Loans Servicing, L.P., dated July 14, 2010, and recorded with the Middlesex County (Northern District) Registry of Deeds in Book 24098, Page 232; assignment from Bank of America, N.A., Successor by merger to BAC Home Loans Servicing, LP, to Ventures Trust 2013-I-H-R, by MCM Capital Partners, LLC, Its Trustee, dated December 4, 2014, and recorded with the Middlesex County (Northern District) Registry of Deeds in Book 28815, Page 194; assignment from Ventures Trust 2013-I-H-R, by MCM Capital Partners, LLC, its Trustee to Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, Not Individually but as Trustee for Venture Trust 2013-I-H-R, dated August 11, 2017, and recorded with the Middlesex County (Northern District) Registry of Deeds in Book 31510, Page 3; and assignment from Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, Not Individually but as Trustee for Venture Trust 2013-I-H-R to Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, Not Individually but as Trustee for Hilldale Trust, dated November 20, 2017, and recorded with the Middlesex County (Northern District) Registry of Deeds in Book 31670, Page 140; of which mortgage the undersigned is the present holder by assignment, for breach of the conditions of said mortgage and for the purpose of

foreclosing the same will be sold at Public Auction at 12:30 PM o'clock on August 29, 2018 at 101 Lords Court, Wilmington, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

To wit:

The land with the buildings thereon shown as Lot 13, in Wilmington, as shown on a subdivision plan entitled, "Subdivision Plan of Land in Wilmington, Massachusetts of Shawsheen River Estate" Scale 1"=40', Dated: July 2, 1991, Engineers: Dana F. Perkins, Inc., Civil Engineers & Surveyors, Tewksbury & Reading, Mass., Owners: Third Ave. Realty Trust, P.O. Box 504, Wilmington, MA, recorded with Middlesex North Registry of Deeds at Plan Book 176, Page 69.

Said Lot 13 contains 4,692 square feet according to said Plan.

Together with the benefit of a utility easement over a portion of Lot 14 as shown on said Plan.

Subject to and with the benefit of the right to use the streets and ways as shown on said plan for all purposes for which streets and ways are commonly used in the Town of Wilmington in common with others entitled thereto.

Together with an easement of access upon Lot 14 for the maintenance, repair and replacement of all conduits, chutes, ducts, plumbing, wiring flues and other facilities for the furnishing of utility services which are contained in the granted premises or the building thereon which serve Lot 14 or the building thereon which serve the within granted Lot 13.

Being the same premises conveyed to the herein named mortgagor (s) by deed recorded with Middlesex North District Registry of Deeds herewith.

For mortgagor's title see deed recorded at the above-named Registry of Deeds in Book 21150, Page 107.

Premises to 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 dollars (\$5,000) 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 the offices of WCG Law Group, PLLC, 21 High Street, Suite 208B, North Andover, MA 01845 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. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

Other terms, if any, to be announced at the sale.

Wilmington Savings
Fund Society, FSB,
D/B/A Christiana Trust,
Not Individually but as
Trustee for Hilldale Trust

**Present Holder of
said mortgage**

By its attorneys,
WCG Law Group, PLLC
21 High Street,
Suite 208B
North Andover, MA 01845
Encarnacao, Beatriz;
1504-FAY-2041;
August 8, 2018,
August 15, 2018,
August 22, 2018
181022 8/8,15,22/18