

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 Richard Celata and Kelley Celata to World Savings Bank, FSB, dated April 9, 2004 and recorded with the Middlesex County (Northern District) Registry of Deeds at Book 17139, Page 207 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 9:00 AM on September 13, 2018 at 11 Walnut Street, Wilmington, MA, all and singular the premises described in said Mortgage, to wit:

The land in Wilmington, Middlesex County, Massachusetts, described as Lots 221, 222, 223 and 224 as shown on a plan of land known as "Wilmington Gardens Additions", dated June 12, 1909, H.A. Millhouse, C.E., a copy of which plan is recorded with the Middlesex North Registry of Deeds, Book of Plans 26, Plan 36. For mortgagor's title see deed recorded in Book 13225 Page 26.

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.

Wells Fargo Bank NA
successor by merger
with Wells Fargo Bank
Southwest NA FKA
Wachovia Mortgage
FSB FKA World
Savings Bank FSB

Present Holder of
said Mortgage,
By Its Attorneys,
ORLANS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
15-012295
181109 8/22/29, 9/5/18