

LEGAL NOTICE

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises:
22 Brentwood Street,
Wilmington, MA

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Thomas P. Walsh and Mariaine T. Walsh to Citizens Bank of Massachusetts, and now held by Citizens Bank, N.A. f/k/a RBS Citizens, N.A. s/b/m Citizens Bank of Massachusetts, said mortgage dated March 12, 2004 and recorded in the Middlesex County (Northern District) Registry of Deeds in Book 17085, Page 178, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on February 6, 2019 at 11:00AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land with the buildings thereon situated in Wilmington, Middlesex County, Commonwealth of Massachusetts known and being numbered: 22 Brentwood Street

The premises are conveyed subject to and with the benefit of all rights, rights of way, easements, appurtenances, reservations, and layouts and takings of record, insofar as they are in force and applicable.

Meaning and intending to mortgage the same premises by deed of Stanley J. Fielding to Thomas P. Walsh and Marlaine T. Walsh, dated 12/27/1989 and filed with the Middlesex North District Registry of Deeds at Record Book 5108, Page 317; wherein a more detailed description of the premises is set forth.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated December 27, 1989 and recorded in the Middlesex County (Northern District) Registry of Deeds in Book 5108, Page 317.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

Said auction is subject to a mortgage from Thomas P. Walsh and Marlaine T. Walsh to Mortgage Electronic Registration Systems, Inc., as nominee for Merrimack Mortgage Company, Inc., dated November 18, 2003 and recorded with the Middlesex County (Northern District) Registry of Deeds in Book 16569, Page 63; which mortgage has been assigned from Mortgage Electronic Registration Systems, Inc. to Chase Home Finance, LLC by assignment dated December 30, 2009 and recorded in said Registry of Deeds in Book 23681, Page 32; further assigned from JPMorgan Chase Bank, N.A., s/b/m Chase Home Finance LLC, s/b/m to Chase Manhattan Mortgage Corporation to Vericrest Financial, Inc., by assignment dated May 16, 2013 and recorded in said Registry of Deeds in Book 27615, Page 55.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
1080 Main Street,
Suite 200
Pawtucket, RI 02860
Attorney for Citizens
Bank, N.A. f/k/a RBS
Citizens, N.A. s/b/m
Citizens Bank of
Massachusetts
Present Holder of
the Mortgage
401-217-8701

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