

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 Michelle L. Maglioizzi to First Franklin Financial Corporation, dated December 23, 2004 and recorded in the Middlesex County (Northern District) Registry of Deeds in Book 18249, Page 156, of which mortgage the undersigned is the present holder, by assignment from:

First Franklin Financial Corporation to Deutsche Bank National Trust Company on behalf of Certificate holders FFMLT Trust 2005-FF2 Mortgage Pass-Through Certificates, Series 2005-FF2, recorded on January 7, 2010, in Book No. 23668, at Page 242

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 5:00 PM on February 18, 2019, on the mortgaged premises located at 20 ARLENE AVE, WILMINGTON (Wilmington), Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:
File No. 103861

Borrower: Maglioizzi, Michelle
Locus: 20 Arlene Avenue, Wilmington Massachusetts

EXHIBIT A

A certain parcel of land, with the buildings thereon, situated in Wilmington, Middlesex County, Massachusetts, and being shown as Lot #225 on a plan entitled "Definitive Subdivision Plan of Elmwood Village, Wilmington, Massachusetts, Subdivider: Jackson Bros. Inc., Scale: 1 inch — 100 feet, dated October 24, 1972; K. J. Miller Co., Inc. Civil Engineers & Land Surveyors," recorded with the Middlesex North Registry of Deeds as Plan Book #116, Plan #88, and being further bounded and described as follows:

**NORTHEASTERLY AND
EASTERLY:** by Arlene Avenue, by a curved lien in two (2) measurements, two hundred nineteen and 91/100 (219.91) feet and 76/100(12.76) feet; respectively;

SOUTHERLY: by Lot #224, as shown on said plan, one launched fifty-eight and 66/100 (158.66) feet,

SOUTHWESTERLY: still by Lot #224, as shown on said Plan, twenty-six (26) feet; and

NORTHWESTERLY: by Lot #226, as shown on said Plan, TWO hundred fifteen and 35/100 (215.35) feet to point of beginning.

Said Lot #225 continuing 24, 771 square feet of land, according to said plan. Said premises are conveyed subject to and with the benefits of easements covenants and restrictions of record, insofar as the same are in force and applicable.

For my title see deed recorded at Book 16437, Page 184.

For mortgagor's(s') title see deed recorded with Middlesex County (Northern District) Registry of Deeds in Book 16437, Page 184.

These premises will 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 Twenty Thousand (\$20,000.00) Dollars 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 Harmon Law Offices, P.C., 150 California St., Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, 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. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

DEUTSCHE BANK
NATIONAL TRUST
COMPANY, AS
TRUSTEE FOR FFMLT
TRUST 2005-FF2,
MORTGAGE PASS-
THROUGH CERTIFI-
CATES, SERIES
2005-FF2
Present holder of
said mortgage

By its Attorneys,
HARMON LAW
OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
2017040464
193003 1/23,30, 2/6/19