

## **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 Dennis Rooney to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Research Center LLC DBA Veterans United Home Loans, dated April 10, 2012 and recorded in the Middlesex County (Northern District) Registry of Deeds in Book 25888, Page 267, as modified by a certain modification agreement dated April 18, 2017, and recorded with said Middlesex County (Northern District) Registry of Deeds in Book 31109, Page 108, of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc., as Nominee for Mortgage Research Center, Limited Liability Company, Doing Business As Veterans United Home Loans, Its Successors and Assigns to Wells Fargo Bank, NA, recorded on May 5, 2014, in Book No. 28151, at Page 126

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 March 18, 2019, on the mortgaged premises located at 80 Church Street, Wilmington, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land in Wilmington, Middlesex County, Massachusetts, together with the buildings thereon situated on Church Street and bounded and described as follows:

Beginning at the southeasterly corner of the granted premises at the intersection of Clark Street with said Church Street;

thence the line runs westerly by said Clark Street, as laid out by the County Commissioners, one hundred seventy-nine (179) feet more or less, to a stake at land formerly of Harrison Bancroft, now of Waldo Dean; thence turning, the line runs Northerly by said land of Dean, seventy-five (75) feet, more or less to a stake at land formerly of Hattie F. Robinson, now of Charles H. and Susie B. Black; thence turning the line runs Easterly by land of said Black, one hundred and seventy-nine (179) feet more or less to Church Street; thence turning, the lines run southerly on the westerly line of said Church Street, seventy-eight (78) feet more or less to said Clark Street, and the point of beginning.

For title reference see deed from Daniel P. Leduc, et ux, to the mortgagor to be recorded herewith.

For mortgagor's(s') title see deed recorded with Middlesex County (Northern District) Registry of Deeds in Book 25888, Page 265.

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 Ten Thousand (\$10,000.00) 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.

WELLS FARGO  
BANK, N.A.  
Present holder of  
said mortgage  
  
By its Attorneys,  
HARMON LAW  
OFFICES, P.C.  
150 California St.  
Newton, MA 02458  
(617)558-0500  
13573  
190173     2/13,20,27/19