

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 Dana G. Hughes to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Master, Inc., dated April 10, 2007 and recorded in the Middlesex County (Northern District) Registry of Deeds in Book 21128, Page 219, of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration systems, Inc. to CitiMortgage, Inc., recorded on September 15, 2009, in Book No. 23374, at Page 294

Mortgage Electronic Registration systems, Inc., as nominee for Mortgage Master, Inc. to CitiMortgage, Inc., recorded on October 12, 2010, in Book No. 24360, at Page 143

CitiMortgage, Inc. to Federal National Mortgage Association, recorded on February 29, 2016, in Book No. 29841, at Page 89

Federal National Mortgage Association to Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust, recorded on April 26, 2018, in Book No. 32025, at Page 138

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 1:00 PM on August 5, 2019, on the mortgaged premises located at 17 Palmer Way, Wilmington, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

A certain parcel of land on the easterly side of Palmer Way, Wilmington, Middlesex County, Commonwealth of Massachusetts, shown as Lot 4 on a plan of land entitled "Definitive Subdivision Plan, Middlesex Pines, Wilmington Mass., Middlesex Fines Realty Trust - Owner, Date: June 7, 1983, Scale: 1"=40', K.J. Miller Co., Inc., Civil Engineers & Land Surveyors filed with Middlesex North District Registry of Deeds, plan Book 142, Plan 60. Said Parcel is more particularly bounded and described as follows:

NORTHERLY: by Lot 5 as shown on said plan, one hundred eighty and no/100 (180.00) feet;
EASTERLY: by Lot 2 as shown on said plan, one hundred twenty-five and no/100 (125.00) feet;
SOUTHERLY: by Lot 3 as shown on said plan, one hundred eighty and no/100 (180.00) feet;
WESTERLY: by the easterly side of Palmer Way, one hundred twenty five and no/100 (125.00) feet.

Containing 22,500 square feet of land according to said plan. Subject to an easement for electric service as shown on said plan. Together with the right in common with others thereto entitled to use Palmer Way as shown on said plan for all purposes for which streets and ways are commonly used in the Town of Wilmington.
For title see deed recorded herewith.

For mortgagor's(s') title see deed recorded with Middlesex County (Northern District) Registry of Deeds in Book 21128, Page 217.

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.

WILMINGTON SAVINGS FUND SOCIETY,
FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST

Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500

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