

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 F. Jean MacDonald to JPMorgan Chase Bank, N.A., dated July 20, 2005 and recorded in the Middlesex County (Northern District) Registry of Deeds in Book 19033, Page 36 of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 11:00 AM on September 15, 2021, on the mortgaged premises located at 140 Andover Street, Wilmington, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

That certain tract or parcel of land with the buildings and other improvements thereon, located in the Town of Wilmington, Middlesex County, Commonwealth of Massachusetts as shown, laid out, and designated as Lot 1a on that certain plan of land entitled: "PLAN OF LAND IN WILMINGTON, MA. OWNED BY: BIGELOW REALTY TRUST & KEVIN MacDonald SCALE 1"=40' JUNE 1, 1995" as prepared by K.J. Miller Company, Inc., Civil Engineers & Land Surveyors, 106 West Street, Wilmington, Mass., which said plan is filed with the Middlesex North Registry of Deeds at Plan Book 188, Plan 150, exempting therefrom that portion of an unnumbered lot containing 9,135 S.F., as shown on a plan of land entitled: "AMENDMENT TO DEFINITIVE SUBDIVISION PLAN OF "TREASURE HILL" WILMINGTON, MA OWNER: KEVIN MACDONALD & BIGELOW REALTY TRUST 140 ANDOVER ST. WILMINGTON, MA APRIL 1, 1993 SCALE 1" = 40' ", as prepared by K.J. Miller Company, Inc., Civil Engineers & Land Surveyors, 106 West Street, Wilmington, Mass, and filed with said Registry at Plan Book 186, Plan 106, said unnumbered lot is a portion of a lot formerly identified as Lot 11A, as shown on a plan of land entitled: "AMENDMENT TO DEFINITIVE SUBDIVISION PLAN "TREASURE HILL" IN WILMINGTON, MA SCALE 1"=40' AUGUST 23, 1991 OWNER: KEVIN MACDONALD 140 ANDOVER ST. WILMINGTON, MA", as prepared by K.J. Miller Company, Inc., Civil Engineers & Land Surveyors, 106 West Street, Wilmington, Mass, and filed with said Registry at Plan Book 187, Plan 102. Being part of the same premises conveyed to Borrower by Deed recorded with the Middlesex North Registry of Deeds at Book 13910, Page 41.

For mortgagor's(s') title see deed recorded with Middlesex County (Northern District) Registry of Deeds in Book 13910, Page 41.

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 Five Thousand (\$5,000.00) 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.

JPMORGAN CHASE 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
17287

210959 8/18,25, 9/1/21