

LEGAL NOTICE

**NOTICE OF MORTGAGEE'S
SALE OF REAL ESTATE**

Premises: 401 Dana Court,
Wilmington, MA 01887

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Susan Cote to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Countrywide Bank, FSB, and now held by **Wilmington Savings Fund Society, FSB, as Owner trustee of the Residential Credit Opportunities Trust VII-A**, said mortgage dated January 9, 2009 and recorded in the Middlesex County (Northern District) Registry of Deeds in Book 22646, Page 75, as affected by a Scrivener's Affidavit dated February 6, 2013 and recorded with said Registry in Book 26953, Page 229 along with a re-recording of the mortgage thereafter at Book 26953, Page 232, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc. to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP by assignment dated September 9, 2011 and recorded with said Registry of Deeds in Book 25268, Page 29; said mortgage was assigned from Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP to Secretary of Housing and Urban Development by assignment dated April 2, 2014 and recorded with said Registry of Deeds in Book 28258, Page 96; said mortgage was assigned from Secretary of Housing and Urban Development to U.S. Bank National Association, as trustee for SROF-2013-M4 REMIC Trust I by assignment dated June 6, 2014 and recorded with said Registry of Deeds in Book 28264, Page 79; said mortgage was assigned from U.S. Bank National Association, as trustee for SROF-2013-M4 REMIC Trust I to USROF IV Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee by assignment dated September 28, 2015 and recorded with said Registry of Deeds in Book 29453, Page 47; said mortgage was assigned from U.S. ROF IV Legal Title Trust 2015-1, By U.S. Bank National Association, as Legal Title Trustee to PROF-2013-M4 Legal Title Trust, by U.S. Bank National Association, as Legal Title Trustee by assignment dated October 20, 2016 and recorded with said Registry of Deeds in Book 30565, Page 71; said mortgage was assigned from U.S. Bank National Association, as Legal Title Trustee for PROF-2013-M4 Legal Title Trust to 1900 Capital Trust III, by U.S. Bank Trust National Association, not in its individual capacity but solely as Certificate Trustee by assignment dated March 16, 2021 and recorded with said Registry of Deeds in Book 35564, Page 140; said mortgage was assigned from 1900 Capital Trust III, by U.S. Bank Trust National Association, not in its individual capacity but solely as Certificate Trustee to Wilmington Savings Fund Society FSB, as Owner Trustee of the Residential Credit Opportunities Trust VII-A by assignment dated July 14, 2021 and recorded with said Registry of Deeds in Book 36010, Page 148; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on**

June 30, 2022 at 11:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land with the buildings thereon shown as Lot 218 on a subdivision plan entitled, "Subdivision Plan of Shawsheen Estates, Wilmington, Massachusetts", Scale: 1" = 40' dated June 24, 1996 Engineers: Dana F. Civil Engineers and Surveyors, Tewksbury and Reading, Mass., prepared for Shawsheen River Assoc., 100 Mink Run Road, Wilmington, Massachusetts, recorded at Middlesex North District Registry of Deeds Plan Book 191, Plan 113.

Subject to and with the benefit of the right to use the streets and ways as shown on said plan for all purposes for which streets and ways are commonly used in the Town of Wilmington in Common with others entitled thereto.

Subject to the reservation of an easement of access right in the granted premises for the benefit of Lot 219 to allow for the repair, maintenance or replacement of all conduits, chutes, ducts, plumbing, wiring, flues or other facilities for the furnishing of utility services to Lot 219 and contained in the granted premises.

Subject to and with the benefit of an easement of access upon Lot 219 to allow for the repair, maintenance or replacement of all conduits, chutes, ducts, plumbing, wiring, flues or other facilities for the furnishing of utility services to the granted premises and contained in Lot 219.

Subject to a Declaration of Protective Covenants recorded at Middlesex North District Registry of Deeds, Book 5550, page 41.

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 January 9, 2009 and recorded in the Middlesex County (Northern District) Registry of Deeds in Book 22646, Page 72.

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.

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 Wilmington Savings Fund Society, FSB, as Owner trustee of the Residential Credit Opportunities Trust VII- A
Present Holder of the Mortgage
401-217-8701

220749

6/18/15/22