

LEGAL NOTICE

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

Premises: 44 Butters Row,
Wilmington, MA 01887

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Edward B. Leon, Life Tenant and Edward C. Leon, Remainderman to RBS Citizens, N.A., and now held by **Citizens Bank, N.A. f/k/a RBS Citizens, N.A.**, said mortgage dated October 11, 2012 and recorded in the Middlesex County (Northern District) Registry of Deeds in Book 26633, Page 215, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on** August 30, 2022 at 10:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

THE LAND IN WILMINGTON, MIDDLESEX COUNTY, MASSACHUSETTS ON THE SOUTHEASTERLY SIDE OF BUTTERS ROW, DESIGNATED AS LOT 2 ON A PLAN ENTITLED "PLAN OF LAND IN WILMINGTON, MA, SCALE 1 IN. EQUALS 40 FEET; MAY 10, 1976," PREPARED BY K.J. MILLER COMPANY, INC. CIVIL ENGINEERS & LAND SURVEYORS, 106 WEST STREET, WILMINGTON, MA, WHICH PLAN IS RECORDED WITH MIDDLESEX NORTH DISTRICT REGISTRY OF DEEDS IN PLAN BOOK 122, AS PLAN 59, AND SAID LAND IS BOUNDED AND DESCRIBED ACCORDING TO SAID PLAN AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHEASTERLY SIDELINE OF BUTTERS ROW AT THE NORTHWESTERLY CORNER OF LOT 1 AS SHOWN ON SAID PLAN; THENCE RUNNING ALONG SAID SOUTHEASTERLY SIDELINE OF BUTTERS ROW, N 59 DEGREES 32 MINUTES 30 SECONDS E A DISTANCE OF 10.11 FEET TO A CEMENT BOUND; THENCE TURNING AND RUNNING S 22 DEGREES 02 MINUTES 24 SECONDS E ALONG LAND NOW OR FORMELY OF JOHN J. AND DANIEL J. MACGILVARY A DISTANCE OF 429.12 FEET TO A CEMENT BOUND; THENCE TURNING AND RUNNING 54 DEGREES 43 MINUTES 38 SECONDS W ALONG LAND NOW OR FORMERLY OF JOHN J. AND DANIEL J. MACGILVRAY A DISTANCE OF 10.27 FEET TO A POINT; THENCE TURNING AND RUNNING N 22 DEGREES 02 MINUTES 24 SECONDS W ALONG LOT 1 AS SHOWN ON SAID PLAN A DISTANCE OF 429.99 FEET TO THE POINT OF BEGINNING.

SAID LOT CONTAINING 4,295 SQUARE FEET MORE OR LESS.

ALSO THE LAND IN SAID WILMINGTON, SITUATED ON THE SOUTHEASTERLY SIDE OF BUTTERS ROW, AND THUS BOUNDED AND DESCRIBED:

NORTHWESTERLY BY SAID BUTTERS ROW, 20.50 FEET;

NORTHEASTERLY BY LOTS 14, 15, 16, 17, 18, 19, 20 AND 21 ON A PLAN ENTITLED, "PLAN OF 29 BUILDING LOTS OF FRANCO B. HILLER SITUATED IN WILMINGTON, MIDDLESEX COUNTY, MA" AND RECORDED WITH MIDDLESEX NORTH DISTRICT REGISTRY OF

DEEDS, PLAN BOOK 3C, PLAN 125, ABOUT 409 FEET.

SOUTHEASTERLY BY LOT 42A ON A PLAN OF LAND ENTITLED "PLAN OF LANDS NEAR WILMINGTON JUNCTION, WILMINGTON, PURCHASED BY DANIE LAYER FROM JAMES HOLTON," SURVEYED JUNE 8, 1954 BY J.G. CHASE AND G.W. BUTTERFIELD, ENGINEERS AND RECORDED WITH SAID REGISTRY OF DEEDS, PLAN BOOK 5, PLAN 4 OF THE SOUTHERN DISTRICT COPIES, 20.50 FEET; AND

SOUTHWESTERLY BY LAND NOW OR FORMERLY OF WEBBER BY A LINE PARALLEL TO, AND 20 FEET DISTANT SOUTHWESTERLY FROM THE SOUTHWESTERLY BOUNDARY LINES OF SAID LOTS 14 TO 21 INCLUSIVE, ABOUT 409 FEET.

BEING PART OF LOT 54A ON SAID PLAN OF LAND ENTITLED, "PLAN OF LANDS NEAR WILMINGTON JUNCTION, WILMINGTON, PURCHASED BY DANIEL AYER FROM JAMES HOLTON."

ALSO LAND IN WILMINGTON, SITUATED SOUTHEASTERLY OF, BUT NOT ADJOINING, BUTTERS ROW, AND THUS BOUNDED AND DESCRIBED:

NORTHWESTERLY BY LOT 21 ON THE FIRST PLAN OF LAND HEREINBEFORE MENTIONED AND BY LOT 54A ON THE SECOND PLAN OF LAND HEREINBEFORE MENTIONED, ABOUT 118 FEET;

NORTHEASTERLY BY LOTS 22, 23 AND 24 ON THE FIRST PLAN OF LAND HEREINBEFORE MENTIONED, ABOUT 140 FEET;

SOUTHEASTERLY BY LAND NOW OR FORMERLY OF WEBBER, BY A LINE WHICH IS AN EXTENSION OF THE BOUNDARY LINE BETWEEN SAID LOT 24 AND LOT 25 ON THE FIRST PLAN HEREINBEFORE MENTIONED, EXTENDED SOUTHWESTERLY TO LOT 41B ON THE SECOND PLAN OF LAND HEREINBEFORE MENTIONED, ABOUT 110 FEET; AND

SOUTHWESTERLY BY SAID LOT 41B, ABOUT 365 FEET.

BEING A PART OF LOT 42A AND A PART OF LOT 42B ON THE SAID PLAN OF LAND ENTITLED "PLAN OF LANDS NEAR WILMINGTON JUNCTION, WILMINGTON, PURCHASED BY DANIEL AYER FROM JAMES HOLTON."

ALSO A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON LOCATED IN SAID WILMINGTON AND BEING LOTS 20, 21, 22, 23 AND 24, AS SHOWN ON A PLAN OF LAND KNOWN AS "THE FRANCE B. HILLER PLAN", RECORDED WITH THE MIDDLESEX NORTH DISTRICT REGISTRY OF DEEDS, BOOK OF PLANS 3C, PLAN 125, TO WHICH PLAN REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION.

FOR TITLE REFERENCE SEE DEED OF ROBERT T. CIULLA AND ANGELA C. CIULLA DATED NOVEMBER 6, 1995 AND RECORDED WITH SAID DEEDS ATBOOK 7736, PAGE 201.

BEING THE SAME PROPERTY CONVEYED TO EDWARD B. LEON AS LIFE TENANT WITH

EDWARD C. LEON REMAIN-
DERMAN BY DEED FROM
EDWARD B. LEON RECORDED
03/29/1999 IN DEED BOOKJ
10034 PAGE 21 IN THE
REGISTRY OF DEEDS PLAN
FOR MIDDLESEX COUNTY,
MASSACHUSETTS.

PROPERTY IS RECORDED
LAND IN MIDDLESEX NORTH
COUNTY.

TAXID#2717

The description of the prop-
erty contained in the mortgage
shall control in the event of a
typographical error in this
publication.

For Mortgagor's Title see
deed dated February 23, 1999
and recorded in the Middlesex
County (Northern District) Reg-
istry of Deeds in Book 10034,
Page 21.

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 Citizens Bank, N.A.
f/k/a RBS Citizens, N.A.
401-217-8701
220948 7/20,27, 8/3/22