

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 SIDE-LINE 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 N 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 ENTI-
TLED "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, EN-
GINEERS 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 JUNC-
TION, WILMINGTON, PUR-
CHASED 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 HEREIN-
BEFORE 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 HEREIN-
BEFORE MENTIONED, EX-
TENDED SOUTHWESTERLY
TO LOT 41B ON THE SECOND
PLAN OF LAND HEREIN-
BEFORE 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 JUNC-
TION, WILMINGTON, PUR-
CHASED 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#27/7

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 February 23, 1999 and recorded in the Middlesex County (Northern District) Registry 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