

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 Julie C. Foshay to Mortgage Electronic Registration Systems, Inc., as nominee for Residential Mortgage Services, Inc., dated September 13, 2017 and recorded in the Middlesex County (Northern District) Registry of Deeds in Book 31476, Page 254, of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc., as nominee for Residential Mortgage Services, Incorporated to Wells Fargo Bank N.A., recorded on September 25, 2019, in Book No. 33384, at Page 195

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 3:00 PM on November 16, 2022, on the mortgaged premises located at 19 Cedar Street, Wilmington, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

Land in Wilmington, Middlesex County, Massachusetts. The land in Wilmington, Middlesex County, Massachusetts, described as two lots, numbered 195 and 196, as shown on a plan entitled "Town Park" Wilmington, Mass. Alfred Milhouse, C.E. February, 1932, said plan recorded with Middlesex North District Registry of Deeds, Book of Plans numbered 57, and currently known as Lot 67 of Town Map 30.

For mortgagor's(s') title see deed recorded with Middlesex County (Northern District) Registry of Deeds in Book 9607, Page 214.

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.

WELLS FARGO 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
20828

224001 10/19,26, 11/2/22