

**LEGAL NOTICE**

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

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by 79-81 Vernon Street, LLC to World Business Lenders, LLC, dated December 13, 2024 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 83654, Page 213, subsequently assigned to WBL SPO I LLC by World Business Lenders, LLC by assignment recorded in said Middlesex County (Southern District) Registry of Deeds at Book 83857, Page 171 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 10:00 AM on August 7, 2025 at 79-81 Vernon Street, Waltham (South Waltham), MA, all and singular the premises described in said Mortgage, to wit:

The following described premises:

The land in Waltham, Middlesex County, Massachusetts with the buildings thereon, situated on Vernon Street, bounded and described as follows:

SOUTHERLY by Vernon Street, Thirty and 80/100 (30.80) feet;

NORTHERLY by land of Albert Rondeau at UX, Thirty-Seven and 66/100 (37.66) feet;

EASTERLY by land of Wynne P. Cleaves, Forty-nine and 67/100 (49.67) feet;

WESTERLY by land now or formerly of Edward J. LeBlanc, Fifty (50) feet.

Containing 1698 square feet of land according to a plan entitled "Subdivision of land in Waltham, Mass. dated March, 1958, Rowland H. Barnes & Co., Civil Engineers" recorded with Middlesex South District Registry of Deeds, Book 9184, Page End.

Being the same property or a portion of the same property conveyed to 79-81 Vernon Street, LLC., duly organized and existing under the laws of the Commonwealth of Massachusetts by Instrument dated December 16, 2024 from Kathy Kesaris and Spiros Kesaris filed on February 11, 2015 as Document Number 201500018157 and in Book 64896 at Page 464 in the Middlesex County records.

FOR INFORMATIONAL PURPOSES ONLY: Commonly known as 79-81 Vernon Street, Waltham, MA 02453 (Parcel ID - R058-020-0013)

Commonly known as: 79-81 Vernon Street, Waltham, MA 02453

Parcel Number: R058-020-0013

Sale is subject to a senior Mortgage recorded in Said Registry of Deeds at Book 61899, Page 102.

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

TERMS OF SALE:

A deposit of FIFTEEN THOUSAND DOLLARS AND 00 CENTS (\$15,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. TIME WILL BE OF THE ESSENCE.

Other terms, if any, to be announced at the sale.

WBL SPO I LLC  
Present Holder of said Mortgage,  
By Its Attorneys,  
ORLANS LAW GROUP PLLC  
PO Box 540540  
Waltham, MA 02454  
Phone: (781) 790-7800  
25-000570  
250711 7/17,24,31/25