

LEGAL NOTICE

MORTGAGEE'S SALE OF REAL ESTATE

Premises: 23 Linwood Ave,
North Reading, MA

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Calogera Bertolino and Joseph P. Bertolino Sr., to Bank of America, N.A., and now held by Bank of America, N.A., said mortgage dated January 14, 2010 and registered with the Middlesex County (Southern District) Registry District of the Land Court as Document No. 1523643 and noted on Certificate of Title No. 214073, said mortgage which was assigned from Bank of America N.A. to Champion Mortgage Company by assignment dated September 26, 2012 and registered with said Registry as Document No. 1617495 and noted on Certificate of Title No. 214073, said mortgage which was assigned from Champion Mortgage Company to Bank of America N.A., by assignment dated April 6, 2015 and registered with said Registry as Document No. 1697264 and noted on Certificate of Title No. 214073; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on June 26, 2018 at 10:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

A certain parcel of land with the buildings thereon situated in North Reading, Middlesex County, Massachusetts, bounded and described as follows:

WESTERLY: by the Easterly line of Linwood Avenue, seventy-two and 09/100 feet;

NORTHWESTERLY: forty-one and 70/100 feet; and

NORTHERLY: one hundred eight and 09/100 feet by Dennis-Ann Road;

EASTERLY: by Lot A as shown on a plan hereinafter mentioned, ninety-seven and 81/100 feet; and
SOUTHERLY: by land now or formerly of Phillip C. Danna, one hundred twenty-five and 97/100 feet.

Said Parcel is shown as lot 23 on said plan. Plan No. 23842A.

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 573, Page 142 with Certificate 88692.

So much of the above described land as is included within the limits of said Dennis-Ann Road is subject to the rights of all persons lawfully entitled thereto in and over, the same and there is appurtenant to the above described land the right to use the whole of said Dennis-Ann Road as shown on said plan in common with all other persons lawfully entitled thereto.

So much of the above described land as is included within the limits of the way extending across said land, approximately shown on said plan, is subject to any and all rights legally existing in and over the same.

Certificate No. 214073.

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 3, 1999 and registered with the Middlesex County (Southern District) Registry District of the Land Court as Document No. 1096113 and noted on Certificate of Title No. 214073.

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

Shechtman Halperin Savage, LLP
1080 Main Street
Pawtucket, RI 02860
Attorney for Bank of America, N.A.

Present Holder of said Mortgage,
(401) 272-1400

5-31-18, 6-7-18, 6-14-18 NR