

LEGAL NOTICE
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 20 High Street, Wakefield, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Ann E. Sellers and Thomas P. Sellers to Mortgage Electronic Registration Systems, Inc., as Nominee for Aegis Funding Corp. and now held by The Bank of New York Mellon f/k/a The Bank of New York, Successor Indenture Trustee to JPMorgan Chase Bank, N.A., as Indenture Trustee for the CWHEQ Revolving Home Equity Loan Trust, Series 2005-K, said mortgage dated November 8, 2005, and recorded in the Middlesex County (Southern District) Registry of Deeds, in Book 46464 at Page 333, as affected by an Assignment of Mortgage dated February 21, 2012, and recorded with said Deeds in Book 58535 at Page 87, as affected by an Assignment of Mortgage dated June 25, 2018, and recorded with said Deeds in Book 71281 at Page 210, of which mortgage the undersigned is the present holder, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on August 7, 2019, at 3:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land with the buildings thereon situated on High Street, in that part of Wakefield, Middlesex County, Massachusetts, known as Greenwood, and being Lot #6 on a Plan of Land called Greenwood Park Annex by E.S. Page, Surveyor, dated June 1891, and recorded with Middlesex South District Deeds in Plan Book 79, Plan 40.

Said premises are further bounded and described as follows:

WESTERLY: by said High Street, as shown on said plan, one hundred (100) feet;
NORTHERLY: by Lot 5, on said plan, two hundred and seventy-nine and 5/10 (279.5) feet;
EASTERLY: by land of owners unknown, one hundred four and 5/10 (104.5) feet; and
SOUTHERLY: by Lot 7, on said plan, three hundred twenty-seven (327) feet.

Said premises contain 30,098 square feet more or less.

Subject to and with the benefit of easements and restrictions of record if any insofar as the same may now be in force and applicable.

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 July 31, 1996, and recorded in Book 26545 at Page 508 with the Middlesex County (Southern District) Registry of Deeds.

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.

SUBJECT TO a prior mortgage dated July 22 2002, and recorded with the Middlesex County (Southern District) Registry of Deeds in Book 35974 at Page 616, as further assigned of record.

TEN THOUSAND (\$10,000.00) 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 forty five (45) days after the date of sale.

Other terms to be announced at the sale.

Marinosci Law Group, P.C.
275 West Natick Road, Suite 500
Warwick, RI 02886

Attorney for The Bank of New York Mellon f/k/a The Bank of New York, Successor Indenture Trustee to JPMorgan Chase Bank, N.A., as Indenture Trustee for the CWHEQ Revolving Home Equity Loan Trust, Series 2005-K
Present Holder of the Mortgage
Telephone: (401) 234-9200
MLG File No.: 17-01409

7-17, 24, 31-2019 WDI