

**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 Ann E. Sellers and Thomas P. Sellers to First National Bank of Nassau County, dated July 22, 2002 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 35974, Page 616, subsequently assigned to Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc., its successors and assigns by First National Bank of Nassau County by assignment recorded in said Middlesex County (Southern District) Registry of Deeds at Book 38879, Page 163, subsequently assigned to Mortgage Electronic Registration Systems, Inc. by CBC National Bank F/K/A First National Bank of Nassau County by assignment recorded in said Middlesex County (Southern District) Registry of Deeds at Book 71654, Page 370, subsequently assigned to Bank of America, N.A., successor by merger to BAC Home Loans Servicing LP, FKA Countrywide Home Loans Servicing, LP by Mortgage Electronic Registration Systems, Inc. by assignment recorded in said Middlesex County (Southern District) Registry of Deeds at Book 59877, Page 368, subsequently assigned to Ventures Trust 2013-I-H-R by MCM Capital Partners, LLC, its Trustee by Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing, LP by assignment recorded in said Middlesex County (Southern District) Registry of Deeds at Book 65356, Page 145, subsequently assigned to Wilmington Savings Fund Society, FSB, DBA Christiana Trust, not individually but as Trustee for Hilldale Trust by Ventures Trust 2013-I-H-R by MCM Capital Partners, LLC its Trustee by assignment recorded in said Middlesex County (Southern District) Registry of Deeds at Book 70207, Page 475 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 1:00 PM on August 15, 2019 at 20 High Street, Wakefield (Greenwood), MA, 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. Book 26545 page 508

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 FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) 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.

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust,  
not individually but as trustee for Hilldale Trust

Present Holder of said Mortgage,  
By Its Attorneys,  
ORLANDS PC  
PO Box 540540  
Waltham, MA 02454  
Phone: (781) 790-7800  
18-006239

7-25, 8-1,8-2019 WDI