

# **LEGAL NOTICE**

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

Premises: 1 Whitcomb Way,  
North Reading,  
Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Brian F. O'Donnell and Juliann O'Donnell to Mortgage Electronic Registration Systems, Inc., as Nominee for E\*Trade Mortgage Corporation and now held by Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust said mortgage dated August 8, 2003, and recorded in the Middlesex County (Southern District) Registry of Deeds, in Book 40611 at Page 80, as affected by an Assignment of Mortgage dated April 22, 2015, and recorded with said Deeds in Book 65253 at Page 375, as affected by an Assignment of Mortgage dated May 25, 2016, and recorded with said Deeds in Book 67525 at Page 471, as affected by an Assignment of Mortgage dated February 3, 2017, and recorded with said Deeds in Book 68939 at Page 106, 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 January 2, 2020, at 11:00 AM Local Time upon the premises, all and

singular the premises described in said mortgage, to wit:

All that parcel of Land in City of North Reading, Middlesex County, Commonwealth of Massachusetts, as more fully described in Deed Book 31148, Page 434, ID #60-40

And more particularly described as follows:

The land with the buildings thereon, situated in North Reading, Middlesex County, Massachusetts, being shown as Lot 6 on a plan of land entitled "Plan of Land in North Reading & Lynnfield, Mass., Scale 1"=40', February 1, 1995, Hayes Engineering, Inc.," recorded with Middlesex South District Registry of Deeds as Plan No. 97 of 2000. Reference to which plan is hereby made for further description.

Containing 40,092 square feet of land, more or less, according to said plan.

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 15, 2000, and recorded in Book

31148 at Page 434 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.

**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 Wilmington Savings Fund Society, FSB d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust  
Present Holder of the Mortgage  
Telephone: (401) 234-9200  
MLG File No.: 16-06976

12-12-19, 12-19-19, 12-26-19 NR