

LEGAL NOTICE

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Moneesh Upmanyu, Geetika Upmanyu to Mortgage Electronic Registration Systems, Inc., as nominee for Equity Loans, LLC, dated July 23, 2012 and recorded in the Middlesex County (Southern District) Registry of Deeds in Book 59616, Page 1 of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc., as nominee for Equity Loans, LLC to JPMorgan Chase Bank, National Association, recorded on April 5, 2017, in Book No. 69101, at Page 229

JPMorgan Chase Bank, National Association to New Penn Financial, LLC d/b/a Shellpoint Mortgage Servicing, recorded on April 5, 2018, in Book No. 70830, at Page 430

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 12:00 PM on March 9, 2020, on the mortgaged premises located at 38 Park Avenue, Wakefield, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

A certain parcel of land with the buildings thereon, situated in Wakefield, Middlesex County, Massachusetts, being Lot 125 as shown on Charles S. Hanks' Plan of house lots, recorded with Middlesex South Registry of Deeds in Plan Book 76, Plan 43 bounded and describe as follows: Northerly by Park Avenue 75 feet; Easterly by Lot 124 as shown on said plan, 152.20 feet; Southerly by land now or formerly of H.L. Coon 75 feet; Westerly by lot 126 as shown on said plan, 155 feet. Being the same lands and premises conveyed to Moneesh Upmanyu and Geetika Upmanyu by Deed dated October 23, 2009 and recorded in the Middlesex County Registry of Deeds in Deed Book 53721, Page 450.

For mortgagor's(s') title see deed recorded with Middlesex County (Southern District) Registry of Deeds in Book 53721, Page 450.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of Ten Thousand (\$10,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California St., Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

NEWREZ LLC, F/K/A NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
17976

2-11-2020, 2-18-2020, 2-25-2020 WDI