

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 Stephen J. Pagliuca AKA Stephen J. Paglicua and Shanna M. Pagliuca to Mortgage Electronic Registration Systems, Inc., as nominee for GMAC Mortgage Corporation, its successors and assigns, dated April 7, 2004 and recorded with the Middlesex County (South District) Registry of Deeds at Book 42474, Page 474 subsequently assigned to Ocwen Loan Servicing, LLC by Mortgage Electronic Registration Systems, Inc., as nominee for GMAC Mortgage Corporation, its successors and assigns by assignment recorded in said Middlesex County (South District) Registry of Deeds at Book 64915, Page 273, subsequently assigned to Residential Credit Solutions, Inc. by Ocwen Loan Servicing, LLC by assignment recorded in said Middlesex County (South District) Registry of Deeds at Book 66333, Page 445, subsequently assigned to Ditech Financial LLC by Residential Credit Solutions Inc. by assignment recorded in said Middlesex County (South District) Registry of Deeds at Book 67926, Page 355 and subsequently assigned to Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, not individually but as Trustee for Pretium Mortgage Acquisition Trust by Ditech Financial LLC by assignment recorded in said Middlesex County (South District) Registry of Deeds at Book 68864, Page 406; of which Mortgage the undersigned is the present holder for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 12:00 PM on April 26, 2018 at 10 Sylvia Road, North Reading, MA, all and singular the premises

described in said Mortgage, to wit:

The land on Sylvia Road, in North Reading, Middlesex County, Massachusetts, and being shown as Lot 9 on a plan entitled "Section 2, Subdivision of Meadowcrest, owned by William F. and Sylvia M. Brennan, dated August, 1953, Frances C. Emmons, Jr., Surveyor," and recorded with Middlesex South Registry of Deeds in Book 8159, Page 594. Said premises are further bounded and described as follows: SOUTHEASTERLY by said Sylvia Road, one hundred (100) feet; SOUTHWESTERLY by Lot 8, on said plan, one hundred fifty (150) feet; NORTHWESTERLY by land now or formerly of Malcom B. Plummer, on said plan, one hundred (100) feet; and NORTHEASTERLY by land now or formerly of William F. and Sylvia M. Brennan, on said plan, one hundred fifty (150) feet. Said premises contain 15, 000 square feet of land, according to said plan. Subject to and with the benefit of any additional easements, restrictions, reservations or benefits, insofar as same may be in force and applicable. For mortgagors title see deed recorded Book 41237 Page 379.

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, liens, attorney's fees and costs pursuant to M.G.L.Ch.183A, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession.

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 Pretium Mortgage Acquisition Trust

Present Holder of said Mortgage,
By Its Attorneys,
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17-004265