

LEGAL NOTICE
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 38 Park Avenue, Wakefield, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Moneesh Upmanyu and Geetika Uppmanyu to Sovereign Bank, said mortgage dated September 15, 2012, and recorded in the Middlesex County (Southern) Registry of Deeds, in Book 60149 at Page 455 and now held by Santander Bank, N.A. f/k/a Sovereign Bank for breach of the conditions in said mortgage and for the purpose of foreclosing the same, will be sold at Public Auction on October 16, 2019 at 12:00 PM Local Time upon the premises, 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 described 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.

The description of the property that appears in the mortgage to be foreclosed shall control in the event of a typographical error in this publication.

For Mortgagors' Title see deed dated, and recorded in Book 53721 at Page 450 with the Middlesex County (Southern) 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.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid by a 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 sixty (60) days after the date of sale.

Other terms to be announced at the sale.

BENDETT & MCHUGH, PC
270 Farmington Avenue
Farmington, CT 06032
Attorney for Santander Bank, N.A. f/k/a Sovereign Bank
Present Holder of the Mortgage
(860) 677-2868

9-24, 10-1,8-2019 WDI