

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 23 Linwood Avenue,
North Reading, MA
01864

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Joseph P. Bertolino, Sr. and Calogera Bertolino to **Bank of America, N.A.**, a National Banking Association, and now held by Bank of America, N.A., said mortgage dated January 14, 2010 and filed in the Middlesex County (Southern District) Registry District of the Land Court as Document No.: 1523643 and noted on Certificate of Title No.: 214073, said mortgage was assigned from Bank of America, N.A., A National Banking Association to Champion Mortgage Company by assignment dated September 26, 2012 and filed with Middlesex County (Southern District) Registry District of the Land Court as Document No.: 1617495 and noted on Certificate of Title No.: 214073; said mortgage was assigned from Champion Mortgage Company to Bank of America, N.A. by assignment dated April 6, 2015 and filed with Middlesex County (Southern District) Registry District of the Land Court as Document No.: 1697264 and noted on Certificate of Title No.: 214073; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on March 4, 2020 at 9:00AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

EXHIBIT "A"

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED IN NORTH READING, MIDDLESEX COUNTY, MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS:

WESTERLY: BY THE EASTERLY LINE OF LINWOOD AVENUE, SEVENTY-TWO AND 09/100 FEET;

NORTHWESTERLY: FORTY-ONE AND 70/100 FEET; AND

NORTHERLY: ONE HUNDRED EIGHT AND 09/100 FEET BY DENNIS-ANN ROAD;

EASTERLY: BY LOT A AS SHOWN ON A PLAN HEREINAFTER MENTIONED, NINETY-SEVEN AND 81/100 FEET; AND

SOUTHERLY: BY LAND NOW OR FORMERLY OF PHILLIP C. DANNA, ONE HUNDRED TWENTY-FIVE AND 97/100 FEET.

SAID PARCEL IS SHOWN AS LOT 23 ON 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 3, 1999 and registered with the Middlesex County (Southern District) Registry District of the Land Court as Document No.: 1096113 and noted on Certificate of Title No.: 214073.

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 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 thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
1080 Main Street, Suite 200
Pawtucket, RI 02860
Attorney for Bank of America, N.A.
Present Holder of the Mortgage
401-217-8701

1-30-20, 2-6-20, 2-13-20 NR