

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 46 Wilmarth Road, Randolph, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by John Arthur Estrella and Diane Mary Estrella to MetLife Home Loans, a Division of MetLife Bank, N.A. and now held by Nationstar Mortgage LLC, said mortgage dated April 15, 2009, and recorded in the Norfolk County Registry of Deeds, in Book 26559 at Page 122, as affected by an Assignment of Mortgage dated March 21, 2013, and recorded with said Deeds in Book 31189 at Page 27, 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 25, 2019 at 12:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The following described real estate situated in Randolph, Norfolk County, Commonwealth of Massachusetts, now known as and numbered 46 Wilmarth Road, situated in Randolph, the County of Norfolk and Commonwealth of Massachusetts, shown as Lots 195, 196, 197 and 198 on a plan dated May 1920 by George H. Wetherbee, Jr., recorded with Norfolk Deeds, Plan Book 96, Page 4658, bounded and described as follows:

NORTHWESTERLY by Wilmarth Road, one hundred (100) feet;  
NORTHEASTERLY by Lot 199 on said plan, on hundred (100) feet;  
SOUTHEASTERLY by Lot 233 on said plan, one hundred (100) feet; and  
SOUTHWESTERLY by Argyle Road, one hundred (100) feet.

Containing ten thousand (10,000) square feet of land.

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 8, 1966, and recorded in Book 4330 at Page 680 with the Norfolk County Registry of Deeds.

Said Unit will be conveyed together with an undivided percentage interest in the Common Elements of said Condominium appurtenant to said Unit and together with all rights, easements, covenants and agreements as contained and referred to in the Declaration of Condominium, as amended.

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 Nationstar Mortgage LLC  
Present Holder of the Mortgage  
Telephone: (401) 234-9200  
MLG File No.: 15-16450