

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 25 Lyman Road, Framingham, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Robert A. Wiseman and Barbara R. Wiseman to Mortgage Electronic Registration Systems, Inc., as Nominee for Generation Mortgage Company and now held by Nationstar Mortgage LLC d/b/a Champion Mortgage Company, said mortgage dated September 30, 2013, and recorded in the Middlesex County (Southern District) Registry of Deeds, in Book 62749 at Page 526, as affected by an Assignment of Mortgage dated March 6, 2018, and recorded with said Deeds in Book 70902 at Page 113, 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 February 1, 2019, at 10:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

A certain parcel of land together with the buildings and improvements thereon situated in Framingham, Middlesex County, Massachusetts, and being shown as Lot 49 on plan of land entitled "Edgebrook Estate," dated October 21, 1959, Kon-Tac Engineering Services, Surveyor, recorded with Middlesex South District Registry of Deeds as Plan #186 of 1960, Book 9547, Page 490, and bounded and described as follows:

SOUTHWESTERLY by Lyman Road by a curved line, one hundred twenty-eight and 03/100 (128.03) feet;

NORTHWESTERLY by Lot 5, as shown on said plan, two hundred twenty-three and 05/100 (223.05) feet;

NORTHEASTERLY by Parcel A, as shown on said plan, ninety-five and 99/100 (95.99) feet, and, SOUTHEASTERLY by land of the Metropolitan District Commission, as shown on said plan, by a curved line, two hundred four and 09/100 (204.09) feet.

Containing according to said plan 21,893 square feet, more or less.

Together with the right in common with others entitled thereto to pass and repass over all the streets and ways shown on said plan for all the purposes for which such ways are commonly used on the Town of Framingham.

Said premises are conveyed subject to drain and sewer easements as shown on said plan, and conveyed subject to restrictions set forth in a deed from Paul Livoli, Inc., dated April 14, 1960, recorded with said Deeds in Book 9576, Page 494, and to Taking recorded in Book 12814, Page 538.

Being the same premises conveyed to Robert A. Wiseman by deed of Barbara R. Wiseman dated September 30, 2013 and recorded in the Middlesex South District Registry of Deeds in Book 62748, Page 524.

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 September 30, 2013, and recorded in Book 62749 at Page 523 with the Middlesex County (Southern District) 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.

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.  
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