

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 162 Boyd Street, Cherry Valley (Leicester), Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Derek P. Wilson and Lesley L. Wilson to Mortgage Electronic Registration Systems, Inc. as Nominee for Fairway Independent Mortgage Corporation and now held by Bank of America, N.A. s/b/m to BAC Home Loans Servicing, LP f/k/a/ Countrywide Home Loans Servicing, LP, said mortgage dated October 22, 2010, and recorded in the Worcester County((Worcester District) Registry of Deeds, in Book 46551 at Page 1, as affected by an Assignment of Mortgage dated March 28, 2012, and recorded with said Deeds in Book 48774 at Page 155, as affected by Loan Modification Agreement dated February 1, 2016, and recorded with said Deeds in Book 54956, Page 85 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 April 26, 2019 at 11:00 A.M. Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

A certain parcel of land situated in Leicester, Worcester County, Massachusetts, being shown as Lot 2 on a plan prepared for Margaret R. Rondeau drawn by Jarvis Land Survey, Inc. Dated July 24, 2002 and recorded at the Worcester District Registry of Deeds in Plan Book 784, Plan 97.

BEGINNING at an iron pipe at the southeasterly corner of Lot 2 on the northerly side of Trenton Street and the westerly side of Boyd Street;

THENCE South 77° 30' 00" West by Trenton Street a distance of 165.00 feet to an iron pipe;

THENCE North 12° 30' 00" West a distance of 150.00 feet to an iron pipe;

THENCE North 77° 30' 00" East a distance of 165.00 feet to an iron pipe on the westerly side of Boyd Street;

THENCE South 12° 30' 00" East by Boyd Street a distance of 150.00 feet to the point of beginning.

Containing 24,750 square feet of land, more or less.

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 January 27, 2004, and recorded in Book 32935 at Page 199 with the Worcester 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.

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