

NOTICE OF SALE

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 19 Elm Street, Somerville, MA 02143

By virtue and in execution of the Power of Sale contained in a certain mortgage given by WJH Elm Street Somerville, LLC to FTF Lending, LLC, dated October 29, 2021, and recorded with the Middlesex County (Southern District) Registry of Deeds in Book 79036 at Page 542, as affected by an assignment of mortgage from FTF Lending, LLC to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Trustee on behalf of Aero Mortgage Loan Trust 2019-1, dated November 9, 2021, and recorded with said Registry in Book 79797 at Page 335, of which mortgage the undersigned is the present holder by assignment, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold by Public Auction at 1:00 o'clock P.M. on the 29th day of February, 2024 at the mortgaged premises located at 19 Elm Street, Somerville, MA 02143, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

To wit:

A certain parcel of land together with the buildings thereon situated in said Somerville, Middlesex County, Massachusetts shown on a plan made by Charles D. Elliott, dated September 1886, recorded with Middlesex South District Deeds in Plan Book 50, Plan 42 and bounded and described as follows: Beginning at the northerly corner of the premises on the Easterly side of Elm Street at a point distant thirty-three and 73/100 (33.73) feet Southerly from land now or formerly of one Breed; Thence Easterly by land of Louisa Pinansky described in a mortgage by said Pinanski to the Abington Mutual Fire Insurance Co. dated July 10, 1888, recorded with said Deeds, ninety-six and 10/100 (96.10) feet; Thence Southerly by land now or formerly of Willima H. Rice, twenty-seven and 90/100 (27.90) feet; Thence Westerly by land now or formerly of E.J. Elliot, E. Cox and one Conant, one hundred twenty-one and 72/100 (127.72 sic) (121.72) feet to said Elm Street; Thence Northerly by said Elm Street, fifty-six and 50/100 (56.50) feet to the point of beginning. Containing 4,290 square feet of land, more or less.

For Mortgagor's title, see deed dated October 25, 2021, and recorded in Book 79036, at Page 539 in the Middlesex County (Southern District) Registry of Deeds.

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE: A deposit of Ten Thousand Dollars (\$10,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. High bidder to sign written memorandum of sale upon acceptance of the high bid. The balance of the purchase price is to be paid by certified or bank check at Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, NY 10004, within thirty (30) days from the date of the sale. Deed will be provided to purchaser for recording upon

receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.
Other terms, if any, to be announced at the sale.

Wilmington Savings Fund Society, FSB, not in its
individual capacity but solely as Trustee, on behalf of Aero
Mortgage Loan Trust 2019-1
Present holder of said mortgage
By its Attorneys,
Friedman Vartolo LLP
85 Broad Street, Suite 501
New York, New York 10004