
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **O'Neil McDanna** to Mortgage Electronic Registration Systems, Inc., as nominee for Decision One Mortgage Company, LLC dated May 2, 2006, recorded at the Suffolk County Registry of Deeds in Book 39539, Page 20; said mortgage was then assigned to HSBC Mortgage Services Inc. by virtue of an assignment dated May 23, 2012, and recorded in Book 49559, Page 181; and further assigned to U.S. Bank Trust, N.A., as Trustee for LSF8 Master Participation Trust by virtue of an assignment dated January 13, 2014, and recorded in Book 52725, Page 256; and further assigned to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2018-RPL9 Trust by virtue of an assignment dated April 6, 2021, and recorded in Book 65289, Page 206 of which mortgage the undersigned is the present holder for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at PUBLIC AUCTION at 10:00 AM on **April 3, 2024**, on the mortgaged premises. This property has the address of 27-29 Silvia Court, Unit 2, 27 & 29 Silvia Court Condominium, Boston (Hyde Park), MA 02136. The entire mortgaged premises, all and singular, the premises as described in said mortgage:

Unit (the "Unit") known as No. 2, 27 & 29 Silvia Court Condominium, a condominium (the "Condominium") established pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated December 31, 2004 and recorded with Suffolk County Registry of Deeds on January 18, 2005, Book 36316, Page 191 (the "Master Deed"), which Unit shown on the floor plans (the "Plans") filed simultaneously with the Master Deed and on the plan attached hereto. The post office address of the Unit is: Unit 2, 27 & 29 Silvia Court Condominium 27-29 Silvia Court Boston (Hyde Park), MA 02136

The Unit is conveyed together with:

1. An undivided interest of 50% in the common areas and facilities (the "Common Elements") of the Condominium described in the Master Deed, attribute to the Unit. The area for said unite is approximately 1,500 square feet.
2. An easement for the continuance of all encroachments by the Unit on any adjoining units of Common Elements now existing as a result of construction of the Condominium, or which may come into existence hereafter as a result of settling or shirting the building, as a result of repair or restoration of the building or of the Unit after damage or destruction by fire or other casualty, or after a taking in condemnation of eminent domain proceeding or by reason of an alteration of repair to the Common Elements made by or with the consent of the Trustees.
3. An easement in common with the owners of other units to use any pipes, wires, ducts, flues, cables, conduits, public utility lines, or any other means for the electronic transmission of receipts of information and other Common Elements located in any of the other units or elsewhere in the Condominium, and which serve the Unit.
4. Rights and easements in common with other unit owners, as described in the Master Deed.
5. The executive right and easement to use one parking space on an unassigned basis.

Said Unit is conveyed subject to:

1. Easements in favor of adjoining units and in favor of the Common Elements for the continuance of all encroachments of such adjoining units of Common Elements on the Unit, now in existence or which may come into existence hereafter as a result of setting of shirting of the building within the Condominium, or as a result of repairs or restoration of the Condominium or of any adjoining unit or Common Elements after damage of destruction by fire or other casualty, or after taking in condemnation of eminent domain proceedings, or by reason of an alteration or repair to the Common Elements made by or with the consent of the Trustees.
2. An easement in favor of the other units to use the pipes, wires, ducts, flues, conduits, cables, public utility lines, or any other means for electrical transmission of receipt of information and other Common Elements located in the Unit or elsewhere in the Condominium and serving such other Units.
3. The provisions of said Chapter 183A, this Unit Deed, the Master Deed (and all instruments of record referred to therein), the Declaration of Trust of 14 Western Avenue Condominium and the Plans, all as recorded in the Deeds with the Master Deed and as the same may be amended from time to time by instrument recorded in the Deeds, which provisions, together with any amendments thereof, shall constitute covenants running with the land and shall bring any person having at any time any interest or estate in the Unit, his family, employees and visitors, as through such provisions were recited and stipulated at length herein.
4. The use restrictions contained in the Master Deed. For title reference, see deed in book 36597, page 32.

Subject to and with the benefit of easements, reservation, restrictions, and taking of record, if any, insofar as the same are now in force and applicable. In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference. Together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this sale.

Terms of Sale: Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water or sewer liens and State or County transfer fees, if any there are, and TEN THOUSAND DOLLARS (\$10,000.00) in cashier's or certified check will be required to be paid by the purchaser at the time and place of the sale as a deposit and the balance in cashier's or certified check will be due in thirty (30) days, at the offices of Doonan, Graves & Longoria, LLC ("DG&L"), time being of the essence. Other terms, if any, to be announced at the sale.

Dated: January 24, 2024 [Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee of CSMC 2018-RPL9 Trust](#)

By its Attorney DOONAN, GRAVES & LONGORIA, LLC, 100 Cummings Center, Suite 303C, Beverly, MA 01915 (978) 921-2670 www.dgandl.com 56614 (MCDANNA) 03/06/2024; 03/13/2024; 03/20/2024