

# NOTICE OF SALE

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 130 Southern Avenue, Weymouth, MA 02188

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Thomas J. Mocanu and Keri A. Saliba n/k/a Keri A. Mocanu to Mortgage Electronic Registration Systems, Inc., as nominee for Cambridge Mortgage Group, Inc., dated March 19, 2004, and recorded with the Norfolk County Registry of Deeds in Book 20730 at Page 485, as affected by Loan Modification Agreement dated April 15, 2016 and recorded with said Registry in Book 34207, Page 279, as affected by an assignment of mortgage from Mortgage Electronic Registration Systems, Inc. to MetLife Home Loans, a division of MetLife Bank, N.A., dated February 13, 2010, and recorded with said Registry in Book 27485 at Page 493, as affected by an assignment of mortgage from MetLife Bank, National Association a/k/a MetLife Home Loans, a division of MetLife Bank, N.A. to JPMorgan Chase Bank, National Association, dated April 11, 2013, and recorded with said Registry in Book 31656 at Page 144, as affected by an assignment of mortgage from JPMorgan Chase Bank, National Association to MTGLQ Investors, L.P., dated July 12, 2016, and recorded with said Registry in Book 34533 at Page 467, as affected by an assignment of mortgage from MTGLQ Investors, L.P. to U.S. Bank Trust National Association, as Trustee of CV1 CGS Mortgage Loan Trust I, dated October 9, 2018, and recorded with said Registry in Book 36830 at Page 18, as affected by an assignment of mortgage from U.S. Bank Trust National Association, as Trustee of CV1 CGS Mortgage Loan Trust I to Mill City Mortgage Loan Trust 2018-3, dated May 17, 2019, and recorded with said Registry in Book 36830 at Page 20, as affected by an assignment of mortgage from Mill City Mortgage Loan Trust 2018-3 to Mill City Mortgage Loan Trust 2018-3, Wilmington Savings Fund Society, FSB, as Trustee, dated November 2, 2023, and recorded with said Registry in Book 41539 at Page 58, 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 12:00 o'clock P.M. on the 21st day of May, 2024 at the mortgaged premises located at 130 Southern Avenue, Weymouth, MA 02188, Norfolk County, Massachusetts, all and singular the premises described in said mortgage.

To wit: A certain parcel of land with the buildings thereon situated in Weymouth, Norfolk County, Massachusetts, being shown as Lot A on a "Plan of Land in Weymouth, Mass., owned by and prepared for Klaus D. Mocanu, 130 Southern Ave., Weymouth, Mass., 02188, by the BSC Group-Halifax, Inc.", dated March 28, 1988 and recorded at the Norfolk Registry of Deeds, Dedham, Massachusetts on May 18, 1990 as Plan No. 374 of 1990 in Plan Book 392.

Containing 15,587 square feet, more or less, as shown on said plan.

For Mortgagor's title, see deed dated July 31, 2000, and recorded in Book 14320, at Page 477 in the Norfolk County 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.

Mill City Mortgage Loan Trust 2018-3, Wilmington  
Savings Fund society, FSB, As Trustee  
Present holder of said mortgage  
By its Attorneys,  
Friedman Vartolo LLP  
1325 Franklin Ave, Suite 160  
Garden City, NY 11530