

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 17 Redfield Road, Cherry Valley (Leicester), MA 01611

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Christopher J. Power to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Universal Savings Bank, F. A., and now held by **Wilmington Trust, National Association, not in its individual capacity but solely as successor trustee to Citibank, N.A. as Trustee to Lehman XS Trust Mortgage Pass-Through Certificates, Series 2005- 8**, said mortgage dated September 28, 2005 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 37504, Page 83, as affected by a Loan Modification dated February 16, 2012 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 48914, Page 197; said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as nominee for Universal Savings Bank, F. A. to Nationstar Mortgage LLC by assignment dated May 23, 2013 and recorded with said Registry of Deeds in Book 50988, Page 146; said mortgage was assigned from Nationstar Mortgage LLC to Wilmington Trust, National Association, not in its individual capacity but solely as successor trustee to Citibank, N.A. as Trustee to Lehman XS Trust Mortgage Pass-Through Certificates, Series 2005- 8 by assignment dated August 14, 2023 and recorded with said Registry of Deeds in Book 69607, Page 201; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on June 24, 2024 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 with the buildings thereon and all thae privileges and appurtenances thereto belonging situated in that part of Leicester known as Cherry Valley, being shown as lot #16 on a plan of Cherry Valley Terrace Building Sites, owned by Edward A. Robertson, made by Herbert A. Pratt, C.E. ., recorded as Plan 20 in Plan Book 82 with the Worcester County Registry of Deeds (Worcester District) more particularly described as follows:

BEGINNING at a point marked by a stake in the southerly line of a thirty (30) foot right of way, at the northeasterly corner of land now or formerly of Nellie Norbut;

THENCE S. 81° 20' E. by said southerly line of said right of way, ninety nine and one half (99.50) feet to a stake set in the ground in the westerly side of Redfield Road;

THENCE S. 11° 30' W. by said westerly line of Redfield Road, eighty two and five tenths (82.5) feet to a stake at the northeasterly corner of Lot #15 on said plan, said point being three hundred twenty two and seventy three hundredths (322.73) feet northerly measured on the line of Redfield Road from the intersection of said line of Redfield Road and the northerly line of Sargent Street;

THENCE northwesterly by said lot #15 one hundred twenty (120) feet to a stake at said land now or formerly of Nellie Norbut, and lot #12 as shown on said plan;

THENCE N. 31° E. by said lot #12 and land now or formerly of said Norbut, fifty three and two tenths (53.2) feet to said stake at the point of beginning.

Hereby meaning and intending to convey all and the same premises described by deed of Bruce Blanchard and Denise K. Blanchard recorded herewith in Book 35234, Page 211

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 November 5, 2004 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 35234, Page 211.

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.

FIVE THOUSAND (\$5,000.00) 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 thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
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Plainville, MA 02762
Attorney for Wilmington Trust, National
Association, not in its individual capacity but solely
as successor trustee to Citibank, N.A. as Trustee to
Lehman XS Trust Mortgage Pass-Through
Certificates, Series 2005- 8
Present Holder of the Mortgage
(401) 217-8701