

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the power of sale contained in a certain mortgage given by Charles A. Benson and July E. Benson to Reading Cooperative Bank, dated January 18, 2008, and recorded with the Middlesex County (North District) Registry of Deeds in Book 21897, Page 60, of which the undersigned is the present holder, and for breach of the condition of said mortgage and for the purposes of foreclosing the same, Reading Cooperative Bank will sell at **PUBLIC AUCTION at 11:00 a.m., on June 21, 2019, at 26 Fairmeadow Road, Wilmington, MA,** all and the singular, the premises described in said mortgage, to wit:

The land with the buildings thereon, situated in Wilmington, Middlesex County, Massachusetts, being shown as Lot 61 on a plan entitled "Atkins Grove Park, Wilmington, Mass. Owned and Developed by John D. Cooke" dated April 1952, H. Kingman Abbott, Reg. Surveyor, Reading, recorded with Middlesex North District Deeds, Book of Plans 81, Plan 186(1), bounded and described as follows:

Easterly: by Fairmeadow Road, one hundred (100) feet;

Southeasterly: by Lot 62 as shown on said plan, eighty-four and 83/100 (84.83) feet;

Southwesterly: by Lot 51 as shown on said plan, one hundred thirty-two and 76/100 (132.76) feet; and

Northerly: by Lot 60, as shown on said plan, one hundred sixteen and 85/100 (116.85) feet.

Containing 11,210 square feet of land, according to said plan.

For my title see deed recorded with Middlesex North District County Registry of Deeds in Book 20102, Page 46.

Together with all rights, privileges and easements connected therewith and subject to restrictions, easements and rights of way of record, and said premises are hereby conveyed subject to any building and zoning law requirements which may be in force and applicable.

This sale is subject to a prior mortgage to Mortgage Electronic Registration System, Inc. as nominee for Amerihome Mortgage Company, LLC dated June 24, 2008 and recorded with said Registry at Book 22295, Page 12.

Said sale will be subject to all real estate taxes and municipal assessments and betterments, prior liens, including Condominium common expenses and other enforceable encumbrances of record entitled to precedence over this mortgage and subject to and with the benefit of all easements, restrictions, covenants and rights of way, if any.

Terms of sale. Five Thousand (\$5,000.00) Dollars at the time of sale, balance in Thirty (30) days at the offices of Oakley, O'Sullivan & Eaton, P.C., 857 Turnpike Street, North Andover, MA. The deposit and balance is to be cash, certified check, bank cashier's check or bank treasurer's check. Other terms to be announced at the sale.

The undersigned Mortgage Holder reserves the right to reject any and all bids made at the foreclosure sale, to amend or change the terms of the sale by announcement made prior to, or at the foreclosure sale and to continue the foreclosure sale to such subsequent date as the Mortgagee may deem advisable.

READING COOPERATIVE BANK,
Present Holder of said Mortgage,

By its Attorneys,
Oakley, O'Sullivan & Eaton, P.C.
Gregory N. Eaton, Esquire