

MORTGAGEE'S SALE OF REAL ESTATE

Premises: 2528 Providence Road, Northbridge, MA 01534

By virtue and in execution of the Power of Sale contained in a certain mortgage given by SMS Enterprise LLC to Visio Financial Services Inc., said mortgage dated November 27, 2017, and recorded in the Worcester County Registry of Deeds, in Book 58119 at Page 149, and now held by Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Owner Trustee of Residential Credit Opportunities Trust II by virtue of an assignment from Visio Financial Services Inc. dated December 7, 2017, and recorded in the Worcester County Registry of Deeds, in Book 58393 Page 189, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on Thursday, December 5, 2019 at 11:00 a.m. Local Time, upon the premises at 2528 Providence Road, Northbridge, MA 01534, all and singular the premises described in said mortgage to wit: Parcel 1. That certain parcel of land shown and designated on a plan of land entitled "Town of Northbridge, Mass. Land of Edward Brouillard" dated August 21, 1965, by John R. Andrews, Jr., Registered Land Surveyor and Filed with the Worcester District Registry of Deeds in Plan Book 294, Plan 68 and containing 2,927.9 square feet of land, more or less, according to said plan of land. For title see deed of Richard L. Gagnon and Viola D. Gagnon dated October 6, 1981 and recorded with Worcester District Registry of Deeds in Book 7335, Page 265. Parcel 2. A certain parcel of land, with the buildings thereon, situated on the easterly side of Providence Road, in the village of Northbridge in the Town of Northbridge, in said Worcester County, and being more particularly bounded and described as follows: beginning at tile most southerly corner thereof at a point on the easterly side of said Providence Road and at land now or formerly of Paul Whitin Manufacturing Company; THENCE N. 55 degrees 25' E. by said land now or formerly of the Paul Whitin Manufacturing Company, 100 feet to a point at land now or formerly of Ernestine Chenevert; THENCE N. 30 degrees 10' W. by said Land now or formerly of Ernestine Chenevert, 69 feet to a point; THENCE S. 55 degrees 25' W. Still continuing by land now or formerly of Ernestine Chenevert, 00 feet to a point on the easterly side of said Providence Road; THENCE S. 30 degrees 10' E. by said Providence Road, 59 feet to the place of beginning. SUBJECT TO ANY AND ALL RESTRICTIONS, EXCEPTIONS, RESERVATIONS, STIPULATIONS, CONDITIONS, RIGHTS OF WAY AND EASEMENTS OF RECORD. The description of the property that appears in the mortgage to be foreclosed shall control in the event of a typographical error in this publication. For Mortgagor's Title see deed dated July 28, 2017, and recorded in Book 57499 at Page 169 with the Worcester County Registry of Deeds. 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. Ten Thousand (\$10,000.00) Dollars of the purchase price must be paid by a 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. Litchfield Cavo LLP, 82 Hopmeadow Street, Suite 210, Simsbury, CT 06089, Attorney for Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not in its individual capacity but solely as Owner Trustee of Residential Credit Opportunities Trust II, Present Holder of the Mortgage.

