

MORTGAGEE'S SALE OF REAL ESTATE

Premises: 618 Main Street, North Oxford, MA 01537

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 October 17, 2017, and recorded in the Worcester South District Registry of Deeds, in Book 57921 at Page 236, 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 October 25, 2017, and recorded in the Worcester South District Registry of Deeds, in Book 58071 Page 209, 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 1:00 p.m. Local Time, upon the premises at 618 Main Street, North Oxford, MA 01537, all and singular the premises described in said mortgage to wit: Parcel 1: a certain tract of land located in Oxford, on the northeasterly side of the road leading from Oxford to Leicester, bounded and described as follows: Beginning at a stone post at the northwesterly corner of the premises on the northeasterly line of the road leading from Oxford to Leicester; thence n 55 degrees 30' E, nine (9) rods to a stake and stones; thence N 34 degrees W, eight (8) rods and three (3) links; thence N 38 degrees E, five (5) rods; thence N 35 1/2 degrees W, ten (10) rods and twenty (20) links to a large rock at two chestnut trees; thence N 48 1/2 degrees E, nineteen (19) rods to a large rock; thence S 17 degrees E, twenty-four (24) rods; thence S 55 degrees 30' W, sixteen (16) rods; thence S 34 degrees 30' E, two (2) feet to a point at land now or formerly of one Goodnow; thence s 55 degrees 30' W, nine (9) rods by land now or formerly of said Goodnow to a point on said road leading from Oxford to Leicester, thence N 34 degrees W, by the northeasterly side of said road two (2) feet to the point of beginning. Said premises are conveyed together with easements for septic installation, construction, use, repair and maintenance as recorded in Worcester South District Registry of Deeds in Book 13135 Page 205 and Book 13735 Page 207. Parcel 2: the land with all buildings and improvements thereon in Oxford, bounded and describes as follows: beginning at the center of a stone post on the northerly side of the town road leading from Oxford to Leicester; thence N 51 degrees E nine (9) rods and four (4) links to a stake and stones; thence S 33 '4 degrees E, one (1) rod and one half (1/2) link; thence S 56 1/2 degrees W, nine (9) rods and four (4) links to said town road; thence N 20 degrees W seven (7) links to the point of beginning. Containing six and one half (6 1/2) rods, more or less. Reserving the right of way to the barn and orchard. Parcel 3: the land with all buildings and improvements thereon in Oxford, bounded and described as follows: beginning at the westerly corner of said premises at a stone post by the easterly side of a town road leading from Oxford to Leicester and near the watering trough and by land now or formerly of Thomas Clark; thence N 55 degrees 30' E, nine (9) rods by said land now or formerly of Clark to a stake and stones by land now or formerly of Joseph Stone; thence S 34 degrees 30' E, three (3) rods by said land now or formerly of said Stone to a stake and stones by land now or formerly of Josiah Wolton; thence S 55 degrees 30' W, nine (9) rods by said land now or formerly of Wolton to a stake and stones by said town road; thence N 34 degrees 30' W by the easterly side of said road, three (3) rods to the point 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 June 15, 2017, and recorded in Book 57443 at Page 99 with the Worcester South District 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.