

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

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** dated **November 27, 2017** and recorded with the Worcester County Registry of Deeds in **Book 58119, Page 149** and assignment from Visio Financial Services Inc to 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, dated December 7, 2017 recorded with the Worcester County Registry of Deeds in Book 58393, Page 189 of which mortgage **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** 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 at **10:00 AM on March 19, 2021** at **2528 Providence Rd., Northbridge, Worcester County, Massachusetts 01534**, all and singular the premises described in said mortgage:

TO WIT:

THIS SECTION SHOULD CONTAIN A LEGAL DESCRIPTION OF THE PROPERTY BEING FORECLOSED ON:

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 describe as follows:

BEGINNING at the 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.

These premises will 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 **FIVE THOUSAND (\$5,000.00) DOLLARS** by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at **Braucher & Amann PLLC, 764 Chestnut Street, Manchester, New Hampshire 03104, Tel (603)-486-1530** within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

Wilmington Savings Found 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 said mortgage.

By its attorneys,

Martha L. Davidson, Esq
Braucher & Amann, PLLC
764 Chestnut Street
Manchester, NH 03104
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