

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 **October 17, 2017** and recorded with the Worcester County Registry of Deeds in **Book 57921, Page 236** 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 October 25, 2017 recorded with the Worcester County Registry of Deeds in Book 58071, Page 209 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 **11:30 AM on March 19, 2021 at 618 Main Street, North Oxford, Worcester County, Massachusetts 01534**, all and singular the premises described in said mortgage:

TO WIT:

The land with all buildings and improvements thereon known as 618 Main Street, Oxford, Worcester County, Massachusetts, being bounded and describer as follows;

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 kind 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.

Commitment No.: T217003518

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 34' 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.

Being the same property as conveyed from McCormick 110, LLC to SMS Enterprise, LLC, dated January 15, 2017 and recorded on July 19, 2017 in Book 57443 at Page 99, Worcester County records.

For informational purposes only: 618 Main Street, North Oxford (Oxford), MA 01537
Tax Parcel #11C-A09

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
Tel (603)-486-1530