

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 5 Flynn Way, Wilmington, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Oliverio S. Estrela and Filomena M. Estrela to Nathaniel S. Mason, Trustee of Sanford Financial Trust, dated February 26, 2024, recorded with the Middlesex (Northern District) Registry of Deeds in Book 38351, Page 38, as affected by a Confirmatory Mortgage dated February 26, 2024, recorded with the Middlesex (Northern District) Registry of Deeds in Book 38604, Page 45 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 at 1:00 p.m. on August 6, 2025 at 5 Flynn Way, Wilmington, Massachusetts, all and singular the premises described in said mortgage,

The land with the buildings thereon, being shown as Lot 4 on a plan of land entitles "Flynn Village - 'Definitive Plan', 'Subdivision' Flynn Way, Wilmington, Mass., William G. Troy & Assoc., 936 East Street, Tewksbury, MA, Owner: Mildred O'Keefe, 131 Federal Street, Wilmington, MA, Date: May 18, 1993, Revised Aug. 26, 1993, Scale: 1" = 40'" which plan is recorded at Middlesex North District Registry of Deeds, Plan Book 183, Plan 66 to which reference is hereby made for a more particular description of said Lot 4.

Lot 4 contains 55,967 square feet of land, more or less, according to the above-mentioned plan.

Subject to an Order of Conditions issued by the Wilmington Conservation Commission dated December 15, 1993 and recorded at Middlesex North District Registry of Deeds at Book 6920, Page 349.

Subject to rights and easements granted to the Town of Wilmington dated October 27, 1993 and recorded at Middlesex North District Registry of Deeds at Book 6771, Page 342.

Subject to Covenant to Secure the Construction of Ways and the Installation of Municipal Services dated October 27, 1993 and recorded at Middlesex North District Registry of Deeds at Book 6771, Page 339.

Subject to a 30 foot drainage easement as shown on the above referenced plan.

Meaning and intending to convey and hereby conveying Mortgagors' title as described in deed of Mark A. Lopez, Trustee of Marcy Realty Trust to Oliverio S. Estrela and Filomena M. Estrela dated September 13, 1995 and recorded with Middlesex County (Northern District) Registry of Deeds in Book 7650, Page 187.

Said premises to be sold and conveyed subject to and with the benefits 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 said mortgage or deed.

Terms of Sale: A deposit of Ten Thousand Dollars (\$10,000) 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 the Law Offices of Ligris & Associates, P.C., 888 Washington Street, Suite 302, Dedham, Massachusetts 02026 within thirty (30) days from the date of sale. In the event of a typographical error or omission contained in this publication, the description of the premises contained in said mortgage shall control.

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

Nathaniel S. Mason, Trustee of Sanford Financial Trust, Present holder of said mortgage
By its Attorneys,

Kristina Yee
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