

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Andres T. Rojas and Allison M. Rojas to "MERS", Mortgage Electronic Registration Systems, Inc., a separate corporation that is acting solely as nominee for "Lender" 1-800-East-West Mortgage Company and its successors and assigns dated February 24, 2006 and recorded with the Middlesex County (Southern District) Registry of Deeds, in Book 47051, Page 581, as assigned by Assignment of Mortgage dated January 13, 2015 and recorded with Middlesex County (Southern District) Registry of Deeds, Book 64810, Page 72, 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 12:00 PM, on May 10, 2019**, on the premises known as **72 Drew Road, Belmont, Massachusetts**, the premises described in said mortgage, together with all the rights, easements, and appurtenances thereto, to wit:

A certain parcel of land with the buildings thereon as shown on plan of Highland Terrace, made by Ernest W. Branch, Surveyor, and recorded with the Middlesex County (Southern District) Registry of Deeds, in Book of Plans 190, Plan 23, being Lot No. 61 and ½ and Lot No. 60, bounded and described as follows:

Southeasterly: by the southeasterly half of Lot No. 60 as on said plan, eighty-five (85) feet;

Southwesterly: by Drew Road, forty-five (45) feet;

Northwesterly: by Lot No. 62 as on said plan, eighty-five (85) feet; and

Northeasterly: by Lots 97 and ½ Lot No. 98 as on said plan, forty-five (45) feet.

Also the land in said Belmont, being a certain parcel of land as shown on a plan of Highland Terrace recorded with the Middlesex County (Southern District) Registry of Deeds in Book of Plan 190, Plan 23, and being Lot 62, bounded and described as follows:

Southwesterly: by Drew Road, thirty (30) feet;

Northwesterly: by Lot No. 63, eighty-five (85) feet;

Northeasterly; by Lot 96, thirty (30) feet; and

Southeasterly: by Lot No. 61, eighty-five (85) feet.

Terms of Sale: These premises are being sold subject to any and all unpaid real estate taxes, water rates, municipal charges and assessments, condominium charges, expenses, costs, and assessments, if applicable, federal tax liens, partition wall rights, statutes, regulations, zoning, subdivision control, or other municipal ordinances or bylaws respecting land use, configuration, building or approval, or bylaws, statutes or ordinances regarding the presence of lead paint, asbestos or other toxic substances, sanitary codes, housing codes, tenancy, and , to the extent that they are recorded prior to the above mortgage, any easements, rights of way, restrictions, confirmation or other matters of record.

Purchaser shall also bear all state and county deeds excise tax. The deposit of \$10,000.00 is to be paid in cash or bank or certified check at the time and place of the sale, with the balance of the purchase price to be paid by bank or certified check within forty-five (45) days after the date of the sale, to be deposited in escrow with Guaetta and Benson, LLC, at 73 Princeton Street, Suite 208, North Chelmsford, Massachusetts.

In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder or, thereafter, to the next highest bidders, providing that said bidder shall deposit with said attorney, the amount of the required deposit as set forth herein within five (5) business days after written notice of the default of the previous highest bidder.

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

Dated: April 29, 2019
Present holder of said mortgage

Bayview Loan Servicing, LLC
by its Attorneys
Guaetta and Benson, LLC
Peter V. Guaetta, Esquire
P.O. Box 519
Chelmsford, MA 01824