

**LEGAL NOTICE**  
**MORTGAGEE'S SALE OF REAL ESTATE**

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Carol A. Thornton to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Home Savings of America, dated September 22, 2010 and registered at Middlesex County (Southern District) Registry District of the Land Court as Document No. 1545420 and noted on Certificate of Title No. 222543 (the "Mortgage") of which mortgage Nationstar Mortgage LLC d/b/a Mr. Cooper is the present holder by assignment from Mortgage Electronic Registration Systems, Inc., as nominee for Home Saving of America, its successors and assigns to Nationstar Mortgage LLC d/b/a Mr. Cooper dated September 21, 2017 registered at Middlesex County (Southern District) Registry District of the Land Court as Document No. 1774294 and noted on Certificate of Title No. 222543, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 7 Middlesex Street, Wakefield, MA 01880 will be sold at a Public Auction at 11:00 AM on August 31, 2018, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

All that certain parcel of land with the buildings thereon situated in Wakefield in the County of Middlesex and said Commonwealth, described as follows:

Northeasterly by Middlesex Street, one hundred and thirty-eight feet;  
Southeasterly by land now or formerly of Richard A. Oatway et al, ninety-eight and 49/100 feet;  
Southwesterly by land now or formerly of Marion Racomota and John M. Riley, one hundred and forty feet; and  
Northwesterly by land now or formerly of Edward A. Sullo, ninety-eight and 78/100 feet.

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry of Deeds for the South Registry District of Middlesex County in Registration Book 837, Page 10 with Certificate 141360, (Plan No. 36518A).

The improvements thereon being known as: 7 Middlesex Street, Wakefield, MA 01880

BEING the same property which, by Deed dated September 26, 2001, and recorded among the Land Records of the County of Middlesex, Commonwealth of Massachusetts, as Instrument No. 1184113, was granted and conveyed by David R. Ellis unto Carol A. Thornton.

For mortgagor's title see deed registered at Middlesex County (Southern District) Registry District of the Land Court as Document Number 1184113 and Noted on Certificate of Title Number 222543.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cash, cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable in cash or by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA 01851 or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

Nationstar Mortgage LLC d/b/a Mr. Cooper  
Korde & Associates, P.C.  
900 Chelmsford Street  
Suite 3102  
Lowell, MA 01851  
(978) 256-1500  
Thornton, Carol A., 17-030388

7-16,23,30-2018 WDI