

## LEGAL NOTICE

### **MORTGAGEE'S SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Frederick W. Burns and Marjorie A. Burns to Liberty Reverse Mortgage, Inc., dated November 19, 2007 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 50402, Page 156 as affected by a Judgment recorded on January 7, 2019 in Said Registry of Deeds at Book 72100, Page 426, subsequently assigned to Bank of America, N.A. by Liberty Reverse Mortgage, Inc. by assignment recorded in said Middlesex County (Southern District) Registry of Deeds at Book 61337, Page 591, subsequently assigned to Nationstar Mortgage LLC by Bank of America, N.A. by assignment recorded in said Middlesex County (Southern District) Registry of Deeds at Book 62277, Page 594, subsequently assigned to Nationstar Mortgage LLC DBA Champion Mortgage Company by Nationstar Mortgage LLC by assignment recorded in said Middlesex County (Southern District) Registry of Deeds at Book 66291, Page 53 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 11:00 AM on July 11, 2019 at 2 Leclair Street, North Reading, MA, all and singular the premises described in said Mortgage, to wit:

THE LAND WITH THE BUILDINGS THEREON, SITUATED ON LECLAIR STREET IN NORTH READING AND BEING SHOWN AS: LOTS 31 AND 32 ON A PLAN ENTITLED PLAN OF EAMES PARK IN NORTH READING, BELONGING

TO EAMES & ALLEN J. A. BANCROFT, C.E. AND RECORDED WITH MIDDLESEX SOUTH DISTRICT DEEDS ON PLAN BOOK 206, PLAN 28. SAID PREMISES ARE FURTHER BOUNDED AND DESCRIBED AS FOLLOWS: NORTHERLY BY LECLAIR STREET ON SAID PLAN, 100 FEET; EASTERLY BY LOTS 33 & 34 ON SAID PLAN, 100 FEET; SOUTHERLY BY LOTS 37 & 38 ON SAID PLAN, 100 FEET; AND WESTERLY BY LOT 30 ON SAID PLAN, 100 FEET. SAID PREMISES CONTAIN 10,000 FEET OF LAND. SAID PREMISES ARE ALSO SHOWN ON A "PLAN OF LAND IN NORTH READING, MASS.," DATED FEBRUARY 7, 1957 BY ANDERSON & HOLMAN, CIVIL ENGINEERS & SURVEYORS, RECORDED WITH SAID DEEDS, BOOK 8943, PAGE 30. FOR INFORMATION PURPOSES ONLY: THE APN IS SHOWN BY THE COUNTY ASSESSOR AS 13-029; SOURCE OF TITLE IS BOOK 9775, PAGE 334 (RECORDED 03/17/61).

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

#### TERMS OF SALE:

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is

offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. **TIME WILL BE OF THE ESSENCE.**

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

Nationstar Mortgage LLC d/b/a Champion Mortgage Company

Present Holder of said Mortgage,  
By Its Attorneys,  
ORLANS PC  
PO Box 540540  
Waltham, MA 02454  
Phone: (781) 790-7800  
15-016009

6-20-19, 6-27-19, 7-4-19 NR