

LEGAL NOTICE
MORTGAGEE'S SALE OF REAL ESTATE

Premises: 4 Oakland Road,
North Reading,
Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Eileen T. Conlon and Shannon Sullivan to Mortgage Electronic Registration Systems, Inc. as Nominee for Northern Bank & Trust Company and now held by BOKF, N.A., said mortgage dated January 30, 2015, and recorded in the Middlesex County (Southern District) Registry of District Land Court, in Document No. 1691242 and noted on Certificate of Title No. 258645, as affected by an Assignment of Mortgage dated January 31, 2019, and recorded with said Deeds in Document No. 1806836 at and noted on Certificate of Title No. 258645, of which mortgage the undersigned is the present holder, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on October 31, 2019, at 10:00 A.M. Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

That certain parcel of land situate in North Reading in the County of Middlesex and said Commonwealth, bounded and described as follows:

SOUTHEASTERLY by Oakland Road, one hundred eighty-nine and 71/100 (189.71) feet;
SOUTHWESTERLY by lot 2 as shown on plan hereinafter mentioned, one hundred twenty-seven and 20/100 (127.20) feet;
NORTHWESTERLY by land now or formerly of Beulah M. Craigie, two hundred fourteen and 56/100 (214.56) feet; and
NORTHEASTERLY by land now or formerly of Alexander J. Murray, et al, one hundred twenty-five and 70/100 (125.70) feet.

Said parcel is shown as lot 3 on said (PI an No. 22683 B)

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 506, Page 73, with Certificate 75707

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated January 30, 2019, and recorded in

Document No. 01691242 and noted on Certificate of Title No. 258645 with the Middlesex County (Southern District) Registry of District Land Court.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

TEN THOUSAND (\$10,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within forty five (45) days after the date of sale.

Other terms to be announced at the sale.

Marinosci Law Group, P.C.
275 West Natick Road, Suite 500
Warwick, RI 02886
Attorney for BOKF, N.A.
Present Holder of the Mortgage
Telephone: (401) 234-9200
MLG File No.: 19-00624

10-10-19, 10-17-19, 10-24-19 NR