

LEGAL NOTICE

MORTGAGEE'S SALE OF REAL ESTATE

Premises: 3 Anthony Road, North Reading, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Kimberly A. Wright to Mortgage Electronic Registration Systems, Inc., as Nominee for Cross Country Mortgage, Inc. and now held by Pingora Loan Servicing, LLC, said mortgage dated July 25, 2016, and registered or filed at Middlesex County (Southern District) Registry District of the Land Court as Document No. 1736578, and noted on Certificate of Title No. 262646, as affected by an Assignment of Mortgage dated December 29, 2017, and registered or filed at Middlesex County (Southern District) Registry District of the Land Court as Document No. 1780693, and noted on Certificate of Title No. 262646, 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 November 21, 2019, at 2:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

A certain parcel of land together with the buildings and improvements thereon, situated in said North Reading, bounded and described as follows:

SOUTHERLY: By Anthony Road, one hundred twenty-five (125) feet;
WESTERLY: by Lot 49 as shown on plan hereinafter mentioned, one hundred sixty (160) feet;
NORTHERLY: by land now or formerly of Deck, one hundred twenty-four and 80/100 (124.80) feet; and
EASTERLY: by Lot 47 on said plan, one hundred sixty-three and 42/100 (163.42) feet

Said parcel is shown as Lot 48, Sheet 1 on said plan

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 Middlesex South District Registry of Deeds in Registration Book 569, Page 107 with Certificate 87857.

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 February 24, 2016, and registered or filed with Middlesex County (Southern District)

Registry District of the Land Court as Document No. 1734548 and noted on Certificate of Title No. 164478.

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 Pingora Loan Servicing, LLC
Present Holder of the Mortgage
Telephone: (401) 234-9200
MLG File No.: 19-05455

10-31-19, 11-7-19, 11-14-19 NR