

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 9 Magnolia Road,
North Reading, MA
01864

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Kevin H. Sheeran to Mortgage Electronic Registration Systems, Inc., as Nominee for Stearns Lending, LLC and now held by Lakeview Loan Servicing, LLC, said mortgage dated May 9, 2017, and recorded in the Middlesex County (Southern District) Registry of Deeds, in Book 69254 at Page 276, as affected by an Assignment of Mortgage dated April 24, 2018, and recorded with said Deeds in Book 70992 at Page 516, 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 March 26, 2020, at 10:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land in North Reading, Middlesex County, Massachusetts, with the buildings

thereon, being Lots 21 and 28 on Plan of Holman Half Acres made by C. H. Nelson, Surveyor, dated June 30, 1925, bounded and described as follows:

NORTHERLY by Third Street, as shown on said plan, two hundred forty and 00/100 (240.00) feet;

EASTERLY by Lot No. 15, as shown on said plan, one hundred fifty (150) feet;

SOUTHERLY by Lots No. 22, and No. 29, as shown on said plan, two hundred forty and 00/100 (240.00) feet; and

WESTERLY by Main Street, as shown on said Plan, one hundred fifty and 00/100 (150.00) feet.

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 May 9, 2017, and recorded in Book 69254 at Page 273 with the Middlesex County (Southern District) Registry of Deeds.

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 Lakeview Loan Servicing, LLC
Present Holder of the Mortgage
Telephone: (401) 234-9200
MLG File No.: 18-12874

3-5-20, 3-12-20, 3-19-20 NR