

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 Daniel F. Babine and Karen M. Babine to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for Charles Schwab Bank, N.A., dated July 28, 2003 and recorded in Middlesex County (Northern District) Registry of Deeds in Book 15915, Page 90 (the "Mortgage"), as affected by a Loan Modification Agreement dated August 28, 2013, and recorded at said Registry of Deeds in Book 27733, Page 263 of which mortgage PHH Mortgage Corporation is the present holder by assignment from Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for Charles Schwab Bank, N.A., its successors and assigns to PHH Mortgage Corporation dated October 18, 2012 recorded in Middlesex County (Northern District) Registry of Deeds in Book 26876, Page 168, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 6 State Street, Wilmington, MA 01887 will be sold at a Public Auction at 12:00 PM on October 18, 2018, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

A parcel of land located in Wilmington, County of Middlesex State of Massachusetts with a street location address of 6 State Street, Wilmington, MA, 01887 currently owned by Daniel F. Babine and Karen M. Mendelson and more fully described in the vesting document dated 05/29/90, Recorded as Metes and Bounds property.

The property is more particularly described as follows:

A certain parcel of land located in said Wilmington and described as being lots numbered 348, 349, 350, 351, and 352 as appears on a plan known as "Wilmington Square Park" dated December 1910, and made by C.A. Thayer C.E., and recorded with Middlesex North District Registry of Deeds, Book of Plans #28 Plan #85, said lots contain 22,143 square feet, more or less.

For mortgagor's title see deed recorded with the Middlesex County (Northern District) Registry of Deeds in Book 05258, Page 227.

The property will be sold subject to the redemption rights in favor of the Internal Revenue Service by virtue of the tax lien(s) recorded in Middlesex County (Northern District) Registry of Deeds in Book 27155, Page 199 and Book 28351, Page 227.

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.

PHH Mortgage
Corporation
Korde & Associates, P.C.
900 Chelmsford Street
Suite 3102
Lowell, MA 01851
(978) 256-1500
Babine, Daniel F.,
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