

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 Matthew N. Vokey and Tara Chepes-Vokey to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Mortgage Equity Partners LLC, dated November 12, 2015 and registered at Middlesex County (Northern District) Registry District of the Land Court as Document No. 284611 and noted on Certificate of Title No. 42561 (the "Mortgage"), as affected by a Loan Modification Agreement dated October 27, 2017, and registered as Document No. 295203 and noted on Certificate of Title No. 42561 of which mortgage Ditech Financial LLC is the present holder by assignment from Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Equity Partners LLC, its successors and assigns to Ditech Financial LLC dated October 19, 2018 registered at Middlesex County (Northern District) Registry District of the Land Court as Document No. 298930 and noted on Certificate of Title No. 42561, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 19 Concord Street, Wilmington, MA 01887 will be sold at a Public Auction at 3:00 PM on September 25, 2019, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The land in Wilmington, County of Middlesex and Commonwealth of Massachusetts, bounded and described as follows:

NORTHEASTERLY by Concord Street, one hundred twenty-five (125) feet; NORTHEASTERLY again by land now or formerly of Boston & Maine Railroad, two hundred sixty-six and 75/100 (266.75) feet; SOUTHEASTERLY by Lot 11, three hundred sixty-six and 40/100 (366.40) feet; and NORTHWESTERLY by Lot 9 three hundred sixty-seven and 31/100 (367.31) feet.

All of said boundaries are determined by the Land Court to be located as shown on subdivision plan 27231-C drawn by Robert E Anderson, Inc., Surveyors, dated October 4, 1977, as approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filled with Certificate of Title 22506, and said plan is shown as Lot ten (10) on said plan.

For Mortgagee's Title See Deed recorded herewith.

For mortgagor's title see deed registered at Middlesex County (Northern District) Registry District of the Land Court as Document Number 284610 and Noted on Certificate of Title Number 42561.

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.

Ditech Financial LLC
Korde & Associates, P.C.
900 Chelmsford Street
Suite 3102
Lowell, MA 01851
(978) 256-1500
Vokey, Matthew N.,
18-033362
191106 8/28, 9/4, 11/19