

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 Robert G. Taylor to Mortgage Electronic Registration Systems, Inc., as mortgagee, acting solely as a nominee for Countrywide Bank, N.A., dated January 9, 2007 and recorded in Middlesex County (Northern District) Registry of Deeds in Book 20885, Page 239 (the "Mortgage") of which mortgage NewRez LLC d/b/a Shellpoint Mortgage Servicing is the present holder by Assignment from Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Bank, N.A. to Green Tree Servicing LLC dated July 16, 2013 and recorded at said Registry of Deeds in Book 27498, Page 256, and Assignment from Ditech Financial LLC f/k/a Green Tree Servicing LLC to NewRez LLC d/b/a Shellpoint Mortgage Servicing dated December 21, 2019 and recorded at said Registry of Deeds in Book 33686, Page 43, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 266 Lowell Street, Wilmington, MA 01887 will be sold at a Public Auction at 1:00 PM on September 15, 2021, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

That certain parcel of land in said Wilmington, with the buildings and improvements thereon now known and numbered as 266 Lowell Street, being shown as Lot A on a plan entitled "Plan of Lot in Wilmington surveyed for Charles H. Strout and Myron E. Wing, et al, August 30, 1951, H. Kingman Abbott, Reg. Surveyor, Reading", recorded at Middlesex North District Registry of Deeds, and bounded and described as follows:

SOUTHERLY: by Lowell Street as shown on said plan, 114.59 feet;

EASTERLY: by Lot B as shown on said plan, 218.43 feet;

NORTHERLY by other land, now or formerly of Charles H. Strout, Myron E. Wing and Raymond A. May, Jr., 96.10 feet; and

WESTERLY by land now or formerly of Marsh, as shown on said plan, 220 feet.

Containing, according to said plan, 22,979 square feet of land, more or less.

For title reference see deed recorded with Middlesex County, Northern District Registry of Deeds as Book 13243, Page 058.

For mortgagor's title see deed recorded with the Middlesex County (Northern District) Registry of Deeds in Book 13243, Page 58.

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: 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 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.

NewRez LLC d/b/a
Shellpoint Mortgage Servicing
Korde & Associates, P.C.
900 Chelmsford Street
Suite 3102
Lowell, MA 01851
(978) 256-1500
Taylor, Robert G., 15-024438
210975 8/18,25, 9/1/21