

LEGAL NOTICE

**MORTGAGEE'S NOTICE
OF SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Georgett L. Johnson and Stephen Bjork to Mortgage Electronic Registration Systems, Inc., as nominee for GN Mortgage, LLC, its successors and assigns, dated May 15, 2007 and recorded with the Middlesex County (Northern District) Registry of Deeds at Book 21254, Page 44 as affected by a Loan Modification recorded on March 15, 2013 in Said Registry of Deeds at Book 27077, Page 171 as affected by a Loan Modification recorded on March 21, 2013 in Said Registry of Deeds at Book 27096, Page 141, subsequently assigned to Deutsche Bank Trust Company Americas as Trustee for RAL12007QS11 by Mortgage Electronic Registration Systems, Inc. by assignment recorded in said Middlesex County (Northern District) Registry of Deeds at Book 23743, Page 226 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 11:00 AM on December 13, 2023 at 12 Kendall Street, Wilmington, MA, all and singular the premises described in said Mortgage, to wit:

Being shown as Lot A on a Subdivision Plan of Land in Wilmington, Mass., prepared for George Ravasini; Otte & Dwyer, Inc., 196 Central Street, Saugus, MA , Surveyors; Scale: 1"=20' dated December 12, 1988. Said plan of land is recorded in Middlesex North Registry of Deeds on Plan Book 176, as Plan NO. 16, to which reference is made for a more particular description. Said Lot A contains 29,840 square feet, more or less, according to said plan. Being the same premises conveyed to the herein named mortgagor (s) by deed recorded with Middlesex North District Registry of Deeds in Book 18170, Page 266.

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

TERMS OF SALE:

A deposit of TEN THOUSAND DOLLARS AND 00 CENTS (\$10,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. TIME WILL BE OF THE ESSENCE.

Other terms, if any, to be announced at the sale.

Deutsche Bank Trust Company
Americas, as Trustee for
Residential Accredit Loans, Inc.,
Mortgage Asset-Backed
Pass-Through Certificates
Series 2007-QS11

Present Holder of said Mortgage,
By Its Attorneys,
ORLANDS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
20-004372
231225 11/22,29, 12/6/23