

LEGAL NOTICE

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

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Mary Kilroy to Mortgage Electronic Registration Systems, Inc., as nominee for First Eastern Mortgage Corporation, dated May 24, 2005 and recorded in the Middlesex County (Northern District) Registry of Deeds in Book 18800, Page 63, of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc. as nominee for First Eastern Mortgage Corp. to Cenlar FSB, recorded on June 29, 2015, in Book No. 29189, at Page 25

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 9:00 AM on April 6, 2026, on the mortgaged premises located at 298 Salem Street, Wilmington, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land with the buildings thereon situated on Salem Street, Wilmington, Mass., and being shown as Lot 1 on a plan entitled "Plan of Land in Elmwood Village, Wilmington, Mass", Joseph W. Gerniglia, Surveyor, dated November 24, 1954, and recorded in North District Middlesex Deeds in Plan Book 86, Plan 1, bounded and described as follows:

WESTERLY by Arlene Avenue as shown on said plan, by three lines measuring one hundred sixty-five and 34/100 (165.34) feet;

NORTHERLY by Lot 23 as shown on said plan, one hundred twenty-four and 74/100 (124.74) feet;

EASTERLY by land of the Harri-man Estate as shown on said plan, one hundred eighty-six and 39/100 (186.39) feet;

SOUTHERLY by Salem Street as shown on said plan, one hundred twenty-one and 8/100 (121.08) feet; and

SOUTHWESTERLY by a curve forming the junction of Arlene Avenue and Salem Street, thirty-one and 41/100 (31.41) feet.

Containing 22,560 square feet of land. Subject to any easements and rights of way of record.

For mortgagor's(s') title see deed recorded with Middlesex County (Northern District) Registry of Deeds in Book 3229, Page 204.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of Fifteen Thousand (\$15,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or

bank check at Harmon Law Offices, P.C., 150 California St., Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

CENLAR, FSB
Present holder of said mortgage
By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
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