

**MORTGAGEE'S SALE OF REAL ESTATE BY VIRTUE AND IN EXECUTION**

Mortgagee's Sale of Real Estate By virtue and in execution of the Power of sale contained in a certain Mortgage given by Barry R. Boyle to Kristeen Parent, f/k/a Kristeen Asoclillo, of 3 C Street, Hudson, New Hampshire 03051, dated April 29, 2013, and recorded in the Middlesex County (Northern District) Registry of Deeds in Book 27228, Page 1 of which mortgage Kristeen Parent, f/k/a Kristeen Asoclillo, is the present holder, for breach of conditions of said mortgage and for the purpose of foreclosing same, will be sold a public auction on Thursday, September 27, 2018, at 11:00 a.m., on the premises at 275 Marshall Street, Tewksbury, Massachusetts, being the premises described in said mortgage, as follows: 'The land and buildings consisting of 2.39 acres, more or less, located at 275 Marshall Street, Tewksbury, MA, Town of Tewksbury assessors map parcel id number: 0032-0055-0000, more particularly described in a deed recorded in Middlesex North District Registry of Deeds in Book 4482, Page 180.' For title reference see deed recorded with the Middlesex North District Registry of Deeds in Book 4482, Page 180. Said premises are conveyed subject to and with the benefit of easements, rights and restriction and agreement of record, if any there be insofar as the same are now in force and applicable. Said premises will be sold 'as is, where is', subject to any and all outstanding taxes, tax titles, municipal liens, betterments or assessment, if any, subject to rights of the United States of America and/or its subsidiaries, if any: subject to rights of tenants or parties in possession, if any: and subject to all conditions of the title. In the event the successful bidder at the foreclosure sale shall default in purchasing the within-described property according to the terms of the Notice of Mortgagee's Sale of Real Estate and/or the terms of the Memorandum of Sale to be executed at the time of the foreclosing auction, the Mortgagee reserves the right to sell the property by Foreclosure Deed to the second highest bidder provided that the second-highest bidder shall deposit with Raymond T. Weicker Attorney for the Mortgagee, the amount of the required deposit as hereinafter set forth within three (3) days a written notice of default of the previous high bidder. The balance of the purchase price shall be paid within thirty (30) days thereafter, and paid in accordance with the Terms of Sale hereinafter set forth and subject to all additional terms set forth therein. This sale may be postponed at the election of the Mortgagee by public proclamation at the scheduled time and place of sale or further postponed at any adjourned sale by public proclamation at the date and time proclaimed for any such adjourned sale, without further notice. TERMS OF SALE: The sum of Five Thousand Dollars (\$5,000.00) will be required to be paid in cash or by certified check at the time and place of sale as earnest money. The remaining bid amount to be paid within thirty (30) days thereafter by cash or certified check, and delivered to Raymond T. Weicker, Attorney for the Mortgagee, at 25 Fletcher Street, Chelmsford, Massachusetts 01824, between the hours of 9:00 a.m. - 4:00 p.m., Monday through Friday. The deed shall be recorded by the purchaser. Purchaser will be responsible for any and all recording or closing charges, including deed documentary transfer stamps. Other terms, if any, will be announced at the sale. Kristeen Parent, f/k/a Kristeen Asoclillo Present Holder of said Mortgage By Her Attorney Raymond T. Weicker QUA, HALL, HARVEY & WALSH 25 Fletcher Street Chelmsford, MA 01824 Tel: (978) 250-4255 September 5, 12 & 19, 2018

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