

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 Paul F. Teahan to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Ideal Mortgage Bankers, LTD d/b/a Lend America, dated August 11, 2008 and registered at Norfolk County Registry District of the Land Court as Document No. 1158615 and noted on Certificate of Title No. 146051 (the "Mortgage"), as affected by a Loan Modification Agreement dated October 16, 2012, and registered as Document No. 1276329 and noted on Certificate of Title No. 146051 of which mortgage Selene Finance LP is the present holder by Assignment from Mortgage Electronic Registration Systems, Inc. as nominee for the beneficial Owner Ideal Mortgage Bankers, LTD, d/b/a LendAmerica to LoanCare, a division of FNF Servicing, Inc. dated February 2, 2010 and registered as Document No. 1205381 and noted on Certificate of Title No. 146051, and Assignment from LoanCare, a division of FNF Servicing, Inc. to Selene Finance LP dated August 16, 2014 and registered as Document No. 1320730 and noted on Certificate of Title No. 146051, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 520 Common Street, Walpole, MA 02081 will be sold at a Public Auction at 10:00 AM on May 23, 2022, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The land with the buildings thereon situated in Walpole in the County of Norfolk, Massachusetts, bounded and described as follows:

SOUTHWESTERLY: by Common Street, sixty six and 22/100 (66.22) feet;

SOUTHWESTERLY: by the Northeasterly line of said Common Street, thirty three and 88/100 (33.88) feet;

NORTHWESTERLY: by lot numbered 51, as indicated on the plan hereinafter referred to, two hundred thirty-two and 18/100 (232.18) feet;

NORTHEASTERLY: one hundred twenty eight and 04/100 (128.04) feet;

NORTHWESTERLY: forty six and 60/100 (46.60) feet, by lot numbered 54, as shown on said plan;

NORTHEASTERLY: by lots numbered 23 and 22, as indicated on said plan, one hundred eighty one and 31/100 (feet);

SOUTHERLY: by land now or formerly of Merrill Dost, one hundred thirty three and 54/100 (133.54) feet;

SOUTHWESTERLY: by lots numbered 1a and 2a, as indicated on said plan, one hundred twenty six and 58/100 (126.58) feet, and

SOUTHEASTERLY: by said lot numbered 2a, two hundred two and 96/100 (202.96) feet.

Said parcel is shown as lot numbered 55 on a plan drawn by Bay Colony Surveyors, William R. Buckley, Surveyor, dated July 17, 1970, as approved by the Land Court, filed in the Land Registration Office as No. 13207-0, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 90259, Book 452.

The above described land is subject to easements as reserved in a deed given by Jonathan Billings to Daniel Rhodes, dated July 25, 1822, duly recorded in Book 68, Page 70, so far as in force and applicable at date of original decree.

For mortgagor's title see deed registered at Norfolk County Registry District of the Land Court as Document Number 728414 and Noted on Certificate of Title Number 146051.

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 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.

Selene Finance LP
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