

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 22 Old Bolton Road, Hudson, MA 01749

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Mark Richard Thibeault and Donna Marie Thibeault to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Fremont Investment & Loan, and now held by **The Bank of New York Mellon f/k/a The Bank of New York as Trustee for Nationstar Home Equity Loan Trust 2007-FRE1**, said mortgage dated December 7, 2006 and recorded in the Middlesex County (Southern District) Registry of Deeds in Book 48655, Page 90, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as Nominee for Fremont Investment & Loan to Nationstar Mortgage LLC by assignment dated January 28, 2013 and recorded with said Registry of Deeds in Book 61249, Page 510; said mortgage was assigned from Nationstar Mortgage LLC to The Bank of New York Mellon F/K/A The Bank of New York as Trustee for Home Equity Loan Trust 2007-FRE1 by assignment dated December 12, 2016 and recorded with said Registry of Deeds in Book 68699, Page 293; said mortgage was assigned from Nationstar Mortgage, LLC to The Bank of New York Mellon F/K/A The Bank of New York as Trustee for Nationstar Home Equity Loan Trust 2007-FRE1 by assignment dated May 24, 2023 and recorded with said Registry of Deeds in Book 81606, Page 7; said mortgage was assigned from Nationstar Mortgage, LLC to The Bank of New York Mellon F/K/A The Bank of New York as Trustee for Home Equity Loan Trust 2007-FRE1 by assignment dated February 2, 2024 and recorded with said Registry of Deeds in Book 82467, Page 433; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on** May 20, 2024 at 09:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land in Hudson, Middlesex County, Massachusetts, with all buildings and improvements thereon, being shown as Lot 46 on a plan entitled " Plan of Land in Hudson, Mass., dated October 1961 and drawn by Colbrun Engineering Co." recorded with Middlesex South District Registry of Deeds in Book 9966 END and as Plan No. 41 of 1962.

Meaning and intending to convey and hereby conveying the same premises conveyed to me/us by deed dated 09/24/1999 and recorded with Middlesex Registry of Deeds in Book 30692, Page 491.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated September 24, 1999 and recorded in the Middlesex County (Southern District) Registry of Deeds in Book 30692, Page 491.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The

balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
Attorney for The Bank of New York Mellon f/k/a
The Bank of New York as Trustee for Nationstar
Home Equity Loan Trust 2007-FRE1
Present Holder of the Mortgage
(401) 217-8701