

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 Dean Leblanc to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for First Franklin Financial Corp., an Op. Sub. of MLB&T Co., FSB, its successors and assigns, dated January 16, 2007 and recorded in Middlesex County (Southern District) Registry of Deeds in Book 48881, Page 491 (the "Mortgage") of which mortgage U.S. Bank, National Association, as successor trustee to Bank of America, N.A. as successor by merger to LaSalle Bank N.A., as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1 is the present holder by Assignment from Mortgage Electronic Registration Systems Inc. a nominee for First Franklin Financial Corp., an Op. Sub. of MLB&T Co., FSB to LaSalle Bank National Association as Trustee for First Franklin Mortgage Loan Trust 2007-1, Mortgage Loan Asset-Backed Certificates, Series 2007-1 dated December 1, 2007 and recorded at said Registry of Deeds in Book 50772, Page 531, and Corrective Assignment from Mortgage Electronic Registration Systems, Inc. to U.S. Bank, National Association, as successor trustee to Bank of America, N.A. as successor by merger to LaSalle Bank N.A., as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1 dated December 16, 2009 and recorded at said Registry of Deeds in Book 54033, Page 130, and Assignment from Mortgage Electronic Registration Systems, Inc. to U.S. Bank, National Association, as successor trustee to Bank of America, N.A., as successor to LaSalle Bank, N.A. as trustee for the holders of the First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1 dated September 10, 2011 and recorded at said Registry of Deeds in Book 57484, Page 256, and Assignment from Mortgage Electronic Registration Systems Inc. as nominee for First Franklin Financial Corp., an Op. Sub. of MLB&T Co., FSB to Bank of America, s/b/m to LaSalle Bank National Association as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust 2007-1, Mortgage Loan Asset-Backed Certificates, Series 2007-1 dated June 20, 2016 and recorded at said Registry of Deeds in Book 67509, Page 210, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 137 Turnpike Road a/k/a 137 Turpike Road, Ashby, MA 01431 will be sold at a Public Auction at 11:00 AM on November 15, 2024, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

A certain tract of land, with the buildings thereon, situated on the southerly side of the Townsend Turnpike, so-called, in Ashby, Middlesex County, Massachusetts, being bounded and described as follows:

Beginning at the most northerly corner thereof on the southerly side of said Turnpike Road at a drill hole in a stone wall at other land now or formerly of Uuno K. Lahtinen et. ux.; thence by said Turnpike Road, partially by said wall S. 70° 40' E. one hundred fifty-six and 5/10 (156.5) to a corner of land now or formerly of Uuno K. Lahtinen; thence by said Lahtinen land and land now or formerly of one Williams, S. 19° 52' W., one hundred sixty-one and 2/10 (161.2) feet to an angle; thence by said Williams land S. 53°8' E. one hundred thirty-three and 85/100 (133.85) feet to a stone wall at land now or formerly of on Saila; thence by a stone wall and said Saila land southwesterly four hundred thirty-eight (438) feet more or less to a junction of stone walls at land now or formerly of one Damon; thence westerly by said Damon land and said stone wall two hundred thirty-one (231) feet to an angle in the wall; thence still by Damon land and the wall northerly 239.25 feet to a drill hole in a corner of the stone wall at land of said Lahtinen; thence by said Lahtinen land N. 27° 37' E. three hundred forty and 5/100 (340.05) feet to the place of beginning.

Containing 3.34 acres, more or less.

For mortgagor's title see deed recorded with the Middlesex County (Southern District) Registry of Deeds in Book 47022, Page 63.

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.

U.S. Bank, National Association, as successor trustee to Bank of America, N.A. as successor by merger to LaSalle Bank N.A., as Trustee for Merrill Lynch First Franklin Mortgage Loan Trust, Mortgage Loan Asset-Backed Certificates, Series 2007-1
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