

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by William F. Barrett, Jr. and Joan L. Barrett to BNY Mortgage Company LLC, dated January 11, 2006 and recorded at Middlesex County (Northern District) Registry of Deeds on January 17, 2006, in Book No. 19733, at Page 231, assigned to Seattle Mortgage Company by Assignment of Mortgage dated January 11, 2006 and recorded with said Deeds on January 17, 2006 in Book No. 19733, at Page 240, and assigned to Bank of America, N.A. by Assignment of Mortgage dated July 24, 2007 and recorded with said Deeds on August 7, 2007 in Book No. 21493, at Page 144, and assigned to Bank of America, N.A. by Assignment of Mortgage dated March 7, 2012 and recorded with said Deeds on March 12, 2012 in Book No. 25788, at Page 266, and assigned to Nationstar Mortgage LLC by Assignment of Mortgage dated November 13, 2012 and recorded with said Deeds on November 14, 2012 in Book No. 26635, at Page 296, and assigned to Secretary of Housing and Urban Development by Assignment of Mortgage dated November 17, 2021 and recorded with said Deeds on November 18, 2021 in Book No. 36524, at Page 264, and assigned to Windstream Capital LLC by Assignment of Mortgage dated March 16, 2026 and recorded with said Deeds on March 17, 2026 in Book No. 39924, at Page 128, of which mortgage the undersigned is the present holder Windstream Capital LLC, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 9:00 AM, on October 7, 2026 on the mortgaged premises being known as 7 Nadine Road, Chelmsford, MA, being all and singular the premises described in said mortgage to wit:

A certain parcel of land with the buildings thereon situated in Chelmsford, Middlesex County, Massachusetts, being shown as Lot 153 on a plan of land entitled, Chelmsford Acres, Plan of Land in Chelmsford, Mass. Developed by: East Coast Builders, Inc., " dated April 1959, Bradford Saivetz, C.E., duly recorded with Middlesex North District Registry of Deeds in Book of Plan 91, Plan 64, to which plan reference is hereby made for a more particular description.
Containing 33,125 square feet of land, more or less.

Being the same premises as conveyed to the mortgagor by deed of Diane E. Moore, dated May 16, 1979, recorded at Middlesex County (Northern District) Registry of Deeds in Book No. 2363, at Page 360.

TERMS OF SALE:

A deposit of \$7,500.00 DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The successful bidder will be required to execute an Auction Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid in cash, by certified check, by cashier's check, or other check satisfactory to Mortgagee's attorney within thirty (30) days thereafter at the offices of BARSH AND COHEN, P.C., Attorneys for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.

Dated: August 31, 2026

(signed:) Windstream Capital LLC
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil S. Cohen, Esquire
Attorney for the Mortgagee
500 Turnpike Street Suite 201, Canton, MA 02021
(617) 332-4700