

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Kevin P. Pickren to Mortgage Electronic Registration Systems, Inc. as a nominee for Eastern Bank, dated March 9, 2020 and recorded at Middlesex County (Northern District) Registry of Deeds on March 13, 2020, in Book No. 33915, at Page 9, by virtue of an Assignment to Eastern Bank dated December 18, 2024 and recorded at Middlesex County (Northern District) Registry of Deeds on January 10, 2025, in Book No. 39010, at Page 243, of which mortgage the undersigned is the present holder Eastern Bank, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 10:00 AM, on April 21, 2026 on the mortgaged premises being known as 111 Heidenrich Drive, Tewksbury, MA, being all and singular the premises described in said mortgage to wit:

The land with the buildings thereon located on Heidenrich Drive, in Tewksbury, Middlesex County, Massachusetts shown as Lot No, 11 on a plan of land entitled "Dairy Estates at Billerica & Tewksbury, Mass., dated December 1, 1981, Amherst Survey Assoc., and recorded in Middlesex North District Registry of Deeds, Plan Book 136, Plan 52 to which plan is referred to for a more particular description. Included in this conveyance is the right to use any and all ways as shown on said plan for any and all purposes for which streets and ways are commonly used in-the Town of Tewksbury .

Being the same premises as conveyed to the mortgagor by deed of Teri-Ann Aylward and Adam Aylward, dated January 30, 2017, recorded at Middlesex County (Northern District) Registry of Deeds on January 30, 2017 in Book No. 30877, at Page 150.

The above described premises will be sold **SUBJECT TO** and with the benefit of all restrictions, easements, covenants, conditions, building and zoning laws, to any and all unpaid taxes, tax titles, water and sewer charges, municipal or other public taxes, assessments or liens, rights of tenants and parties in possession, if any.

### **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: March 19, 2026

(signed:) Eastern Bank  
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