

LEGAL NOTICE

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Mary K. Armata to Mortgage Electronic Registration Systems, Inc., as nominee for Prospect Mortgage, LLC., its successors and assigns, dated October 28, 2011 and recorded with the Middlesex County (Northern District) Registry of Deeds at Book 25383, Page 287, as affected by Loan Modification recorded with said Registry of Deeds in Book 29783, Page 126 subsequently assigned to Wells Fargo Bank, N.A. by Mortgage Electronic Registration Systems, Inc., as nominee for Prospect Mortgage, LLC., its successors and assigns by assignment recorded in said Middlesex County (Northern District) Registry of Deeds at Book 29231, Page 14; of which Mortgage the undersigned is the present holder for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 12:00 PM on December 11, 2017 at 26 Shady Lane Drive, Wilmington, MA, all and singular the premises described in said Mortgage, to wit:

A certain parcel of land with the buildings thereon situated in North Wilmington, Middlesex County, Massachusetts, and being shown as Lot 13 on a plan entitled "Part of Wilmington Acres, John D. Cooke, December 1946", by Merrill A. Brown, C.E., recorded with Middlesex North District Registry of Deeds in Plan Book 70, Plan 58, and being further bounded and described as follows: Southwesterly by Shady Lane Drive, one hundred one and 34/100 (101.34) feet, more or less; Northwesterly by Oakdale Road, one hundred (100) feet; Northeasterly by Lot 14 as shown on said plan, one hundred (100) feet; and Southeasterly by Lot 12 as shown on said plan, one hundred sixteen and 46/100 (116.46) feet. Containing 10,800 square feet of land. For title reference, see deed recorded in Book 1694, Page 348 of the Middlesex North Registry of Deeds.

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, liens, attorney's fees and costs pursuant to M.G.L.Ch.183A, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession.

TERMS OF SALE:

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

TIME WILL BE OF THE ESSENCE.

Other terms if any, to be announced at the sale.

Wells Fargo Bank, N.A.

Present Holder of
said Mortgage,
By Its Attorneys,
ORLANDS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
17-001809
171329 11/15,22,29/17