

# **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 Kevin D. Whitaker to Option One Mortgage Corporation, dated August 24, 2001 and registered at Middlesex County (Southern District) Registry District of the Land Court as Document No. 1208161 and noted on Certificate of Title No. 202032 (the "Mortgage") of which mortgage Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee for the Registered Holders of Option One Mortgage Loan Trust 2001-D Asset Backed Certificates, Series 2001-D is the present holder by assignment from Option One Mortgage Corporation to Wells Fargo Bank Minnesota, N.A., as Trustee for registered holders of Option One Mortgage Loan Trust 2001-D Asset Backed Certificates, Series 2001-D dated December 19, 2003 registered at Middlesex County (Southern District) Registry District of the Land Court as Document No. 1348316 and noted on Certificate of Title No. 202032, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 21 Evergreen Street, Wakefield, MA 01880 will be sold at a Public Auction at 12:00 PM on March 26, 2018, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

That certain parcel of land situate in Wakefield in the County of Middlesex and said Commonwealth, described as follows:

Easterly by the Westerly line of Evergreen Street, one hundred and forty feet; Southerly by land now or formerly of Josephine Ventola, one hundred and ninety feet; Westerly by land now or formerly of the Town of Wakefield, one hundred and forty feet; and Northerly by land now or formerly of John H. MacKenzie, et al, one hundred and ninety feet.

Said parcel is shown as Lots 1 and 2 on plan hereinafter mentioned, (Plan No. 27269A).

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 601, Page 142, with Certificate 94292.

For grantor(s) title, see Certificate of Title No. 202032, Doc. #972700.

For mortgagor's title see deed registered at Middlesex County (Southern District) Registry District of the Land Court as Document #972700 and noted on Certificate of Title Number 202032.

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: Cash, 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 in cash or 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 01851 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.

Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee for the Registered Holders of Option One Mortgage Loan Trust 2001-D Asset Backed Certificates, Series 2001-D  
Korde & Associates, P.C.  
900 Chelmsford Street  
Suite 3102  
Lowell, MA 01851  
(978) 256-1500  
Whitaker, Kevin D., 09-051705