

LEGAL NOTICE

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Paula L. Melo, f/k/a Paula L. Arvaintes to JPMorgan Chase Bank, N.A., dated April 4, 2013 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 61649, Page 500, subsequently assigned to Federal National Mortgage Association by JPMorgan Chase Bank, N.A., by assignment recorded in said Middlesex County (Southern District) Registry of Deeds at Book 68023, Page 583 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 January 3, 2019 at 16 Shirley Avenue, North Reading, MA, all and singular the premises described in said Mortgage, to wit:

Tax Id Number(s): 213/014.0-0000-0071.0
Land Situated in the City of North Reading in the County of Middlesex in the State of MA The following described premises: The land with the buildings thereon situated on Beech Road and Shirley Avenue in North Reading, Middlesex County, Massachusetts, and being shown as Lots 479,480,481,482, 483,484,485 and 486 on a Plan of Middlesex Park in North Reading, owned by D. Arthur Brown, Trustee, dated April 10, 1913 made by Russell H. Whiting, C.E. and recorded with Middlesex South

Registry of Deeds in Plan Book 212 Plan 44. Said premises are further bounded and described as follows: EASTERLY by Shirley Avenue, 100 feet; SOUTHERLY by said Beech Road, 200.92 feet; WESTERLY by Lot 487, on said plan, 105.5 feet; and NORTHERLY partly by Emerson Road and partly by land now or formerly of living Batchelder, 200.92 feet, more or less, as shown on said plan. Being the same property conveyed to Paula L. Arvanites and Fernando X. Melo, joint tenants with rights of survivorship, by deed dated December 15, 2003 of record in Deed Book 41646, Page 179, in the County Clerk's Office.

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

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.

Federal National Mortgage Association
(Fannie Mae)

Present holder of said mortgage

By its Attorneys,
ORLANDS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
16-013932

12-13-18, 12-20-18, 12-27-18 NR