

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 Fred T. Ward and Catherine F. Ward to Mortgage Electronic Registration Systems, Inc. as nominee for Watermark Financial Partners, Inc., its successors and assigns, dated February 18, 2004 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 42178, Page 258, subsequently assigned to Wells Fargo Bank, NA by Mortgage Electronic Registration Systems, Inc. as nominee for Watermark Financial Partners, Inc., its successors and assigns by assignment recorded in said Middlesex County (Southern District) Registry of Deeds at Book 63511, Page 515 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 August 15, 2019 at 14 Sherman Road, North Reading, MA, all and singular the premises described in said Mortgage, to wit:

The following described property in Middlesex County, Massachusetts, to-wit: The land in the Town of North Reading, County of Middlesex and Commonwealth of Massachusetts, being lots numbered 423, 424, 425, 426 and 427, and all buildings thereon as shown on a plan of Parkside Little Farms, so called, H.A. Milhouse, C.E., said plan being filed with Middlesex South District Registry of Deeds in book of plans book 297, plan 4. Said lots 423 to 427 inclusive front together 125 feet on Sherman Road, extend back at right angles 100 feet, being together 125 feet in the rear. Being the same dimensions, more or less as laid down on said plan. Being the same property conveyed to Fred T. Ward and Catherine F. Ward, husband and wife by deed from Catherine E. Cella and Catherine F. Ward, recorded 08/14/1972 in deed book 12265 page 333.

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.

Wells Fargo Bank, N.A.

Present Holder of said Mortgage,
By Its Attorneys,
ORLANS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
14-013248

7-25-19
8-1-19
8-8-19
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