

# LEGAL NOTICE NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Harold E. Vaughan III and Nellie Vaughan to Mortgage Partners Inc., dated April 15, 2004 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 42525, Page 300 as affected by a modification agreement recorded with said records at Book 60047, Page 173, of which mortgage the undersigned is the present holder by assignment from Mortgage Partners, Inc. to Washington Mutual Bank, F.A. dated April 16, 2004 and recorded with said registry on October 14, 2004 at Book 43888 Page 14 and by assignment from JPMorgan Chase Bank, National Association, successor in interest by purchase from the FDIC as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, FA to Federal National Mortgage Association dated September 9, 2014 and recorded with said registry on September 19, 2014 at Book 64255 Page 429, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 5:00 p.m. on February 13, 2017, on the mortgaged premises located at 57 FARM ST, WAKEFIELD, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

## TO WIT:

A certain parcel of land together with the buildings thereon situated on Farm Street, Wakefield, Middlesex County, Massachusetts and being shown as Lot 60 E1 on a Plan of Lots in Wakefield, Surveyed for Joseph Bouchard et ux, dated December 19, 1952 H. Kingman Abbott, Registered Surveyor. Said plan is recorded as Plan No 2301 of 1952, and recorded in the Middlesex South District Deeds in Book 8015 page 561. Reference is made to said plan for a more detailed description of the premises.

Said parcel contains 12,000.00 square feet of land more or less, according to said plan.

For title, see deed recorded with said Registry of Deeds herewith.

For mortgagor's(s') title see deed recorded with Middlesex County (Southern District) Registry of Deeds in Book 42525, Page 298. See also deed recorded with said Registry in Book 50608, Page 725.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

## TERMS OF SALE:

A deposit of Five Thousand (\$5,000.00 ) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms to be announced at the sale.

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
Present holder of said mortgage

By its Attorneys,  
HARMON LAW OFFICES, P.C.  
150 California Street  
Newton, MA 02458  
(617) 558-0500  
201508-0020 - TEA

1/18,25, 2/1/2017 WDI