

# 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 Alma B. Brown/Quattrocchi Life Tenant and Alma B. Brown/Quattrocchi Trustee of the Quattrocchi Realty Trust, Remainderman to Wells Fargo Bank, N.A., dated November 6, 2008 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 51884, Page 41, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 3:00 p.m. on March 8, 2017, on the mortgaged premises located at 9 Michael Road, Wakefield, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

## TO WIT:

A certain parcel of land with the buildings thereon situated in said Wakefield, said parcel being shown as Lot 12A and Lot 13 on a plan entitled "Plan of Revised Lots, owned by A.M Gregorio on Michael Rd. in Wakefield, Massachusetts dated February 1959, drawn by David E. Beede, C.E., recorded with Middlesex South District Registry of Deeds Book 9354, end, bounded together and described as follows:

SOUTHERLY by Michael Road, as shown on said plan, one hundred forty-four (144) feet;

WESTERLY by land now or formerly of A.M. Gregorio, as shown on said plan, one hundred eighteen and 20/100 (118.20) feet;

NORTHERLY by land of Druid Park, as shown on said plan, one hundred forty-four (144) feet; and

EASTERLY by Lot 12 as shown on said plan, one hundred eighteen and 20/100 (118.20) feet.

Containing in all 17,021 square feet of land, more or less, according to said plan.

For title reference see Deed recorded at Book 21697, Page 254 and Book 26103, Page 567.

For mortgagor's(s') title see deed recorded with Middlesex County (Southern District) Registry of Deeds in Book 21697, Page 254. Please also see declaration of life estates recorded with said Registry of Deeds in Book 26103, Page 567.

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 Ten Thousand (\$10,000.00) 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, if any, to be announced at the sale.

WELLS FARGO BANK, N.A.

Present holder of said mortgage

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