

# **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 Joyce M. Shirton to Mortgage Electronic Registration Systems, Inc., as nominee for WMC Mortgage Corp., dated November 27, 2006 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 48565, Page 277, of which mortgage the undersigned is the present holder by assignment from Mortgage Electronic Registration Systems, Inc., as nominee for WMC Mortgage Corp. to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP dated March 8, 2012 and recorded with said Registry on March 13, 2012 at Book 58665, Page 152 and by assignment from Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP f/k/a Countrywide Home Loans Servicing, LP to HSBC Bank USA, National Association dated September 18, 2012 and recorded with said Registry on December 7, 2012 at Book 60672, Page 548 and by assignment from Bank of America, N.A. successor by merger to BAC Home Loans Servicing, LP FKA Countrywide Home Loan Servicing, LP to Bayview Loan Servicing, LLC dated March 5, 2013 and recorded with said Registry on May 2, 2013 at Book 61727, Page 494 and by assignment from Bayview Loan Servicing, LLC to Kondaur Capital Corporation, as Separate Trustee of Matawin Ventures Trust Series 2012-3 dated April 4, 2013 and recorded with said Registry on May 2, 2013 at Book 61727, Page 495 and by assignment from HSBC Bank USA, National Association to Bayview Loan Servicing, LLC dated January 21, 2014 and recorded with said Registry on February 20, 2014 at Book 63292, Page 20 and by assignment from Kondaur Capital Corporation, as separate trustee of Matawin Ventures Trust Series 2012-3 to NNPL Trust Series 2012-1 c/o Christiana Trust, a division of Wilmington Savings Fund Society, FSB dated May 14, 2014 and recorded with said Registry on February 6, 2015 at Book 64887, Page 480 and by assignment from NNPL Trust Series 2012-1 c/o Christiana Trust, a division of Wilmington Savings Fund Society, FSB to WestVue NPL Trust II dated February 27, 2015 and recorded with said Registry on July 29, 2015 at Book 65811, Page 383 and by assignment from WestVue NPL Trust II to WestVue Property I, LLC dated May 20, 2016 and recorded with said Registry on May 31, 2016 at Book 67344, Page 410, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 10:00 a.m. on April 10, 2017, on the mortgage premises located at 181 North Street, North Reading, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land with the buildings thereon situated in North Reading, Middlesex County being shown as Lot 2 on a plan entitled "Plan of Land in North Reading, belonging to William Harvey Kelch" dated June 2, 1951, and duly recorded with Middlesex South District Deeds in Book 7771, Page 104, bounded and described as follows:

SOUTHERLY: by North Street as shown on said plan, 100 feet;

EASTERLY: by Lot 3 as shown on said plan, 150 feet;

NORTHERLY: by land now of William Harvey Kelch, as shown on said plan, 100 feet; and

WESTERLY: by Lot 1 as shown on said plan, 150 feet.

For mortgagor's(s)' title see deed recorded with Middlesex County (Southern District) Registry of Deeds in Book 48565, Page 275.

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 if any, to be announced at the sale.

WESTVUE PROPERTY I, LLC

Present holder of said mortgage

By its Attorneys,  
HARMON LAW OFFICES, P.C.  
150 California Street  
Newton, MA 02458  
(617) 558-0500  
201602-0601 - YEL

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