

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

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Mark Long aka Mark D. Long to World Savings Bank, FSB, dated May 2, 2005 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 45139, Page 164; of which Mortgage the undersigned is the present holder for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 9:00 AM on June 14, 2017 at 49 Essex Street, Wakefield, MA, all and singular the premises described in said Mortgage, to wit:

A certain tract or parcel of land, with the buildings thereon, situate in Wakefield (Formerly Saugus), County of Middlesex, Massachusetts, being shown as Lot No. 125, 126, 127, 128 and 129, inclusive, on a plan known as "Greenwood Park Extension, Greenwood-Wakefield, Mass., dated March 1914", made by Clarence E. Carter, C.E, recorded with the Middlesex South District Registry of Deeds in Plan Book 223, Plan 8 and being more particularly bounded and described as follows: Northwesterly, by Essex Street, 125 feet; Southwesterly, by Lot 124, as shown on said Plan, 63.6 feet; Southeasterly, by land of owners unknown, 127.45 feet; Northeasterly, by Lot 130, as shown on said Plan, 79.20 feet. Being the same premises conveyed to the herein named mortgagor (s) by deed recorded with Middlesex South District Registry of Deeds in Book 41660, Page 372.

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, liens, attorney's fees and costs pursuant to M.G.L.Ch.183A, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession.

## **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, are to be announced at the sale.

Wells Fargo Bank, N.A. successor by merger to  
Wachovia Bank, N.A., successor by merger  
Wachovia Mortgage FSB, f/k/a World Savings Bank, FSB

Present Holder of said Mortgage,  
By Its Attorneys,  
ORLANS PC  
PO Box 540540  
Waltham, MA 02454  
Phone: (781) 790-7800  
16-007227