

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 Lillian A. Craig to Mortgage Electronic Registration Systems, Inc., dated April 22, 2013 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 61695, Page 530, of which mortgage the undersigned is the present holder by assignment from Mortgage Electronic Registration Systems, Inc. to Live Well Financial, Inc. dated March 3, 2015 and recorded with said registry on March 6, 2015 at Book 65011 Page 261, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 12:00 p.m. on July 31, 2017, on the mortgaged premises located at 15 Bay Street, Wakefield, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

All that certain lot or parcel of land and buildings thereon in Wakefield, Middlesex County, Massachusetts, being Lot #19A on plan entitled, "Subdivision of Land in Wakefield, Mass., for John Carlson, June 2, 1955, Dana F. Perkins and Sons, Inc., Civil Engineers and Surveyors, Reading, Mass.", recorded with the Middlesex South District Registry of Deeds in Book 8491, Page End, bounded and described as follows:

NORTHERLY: by Bay Street, one hundred five (105) feet;

EASTERLY: by Lot #20A on said plan, seventy-six (76) feet, more or less;

SOUTHERLY: by State Highway Route 128, one hundred five (105) feet, more or less; and

WESTERLY: by Lot #17A on said plan, seventy-six (76) feet, more or less.

Containing 7980 square feet of land, more or less.

Subject to and with the benefit of a right of way for all purposes for which streets or ways may customarily be used in the Town of Wakefield, in, of and upon the named roads or ways as shown on said plan herein referred to.

For mortgagor's(s') title see deed recorded with Middlesex County (Southern District) Registry of Deeds in Book 8651, Page 526.

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.

LIVE WELL FINANCIAL INC
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California Street
Newton, MA 02458
(617) 558-0500
201610-0157 - TEA

6-23, 30, 7-7-2017 WDI