

# **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 Mary Lembo and Edward R. Emmons to Mortgage Electronic Registration Systems, Inc. as nominee for WMC Mortgage Corp., its successors and assigns, dated August 29, 2006 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 48073, Page 311 subsequently assigned to U.S. Bank National Association, as trustee for J.P. Morgan Mortgage Acquisition Trust 2006-WMC4 Asset Backed Pass-Through Certificates, Series 2006-WMC4 by Mortgage Electronic Registration Systems, Inc. as nominee for WMC Mortgage Corp., its successors and assigns by assignment recorded in said Middlesex County (Southern District) Registry of Deeds at Book 58729, Page 407; 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 10:00 AM on November 1, 2017 at 1 Catalpa Street, Wakefield, MA, all and singular the premises described in said Mortgage, to wit:

The land with the buildings thereon situated in said Wakefield and bounded and described as follows: Northerly by Catalpa Street, fifty (50) feet; Easterly by lot numbered 132 on a plan of loan hereinafter referred to, one hundred (100) feet; Southerly by lots numbered 125 and 126 on said plan, fifty (50) feet; and Westerly by lots numbered 129 and 130 on said plan, one hundred (100) feet. Being lot numbered 131 on Plan of Oakland Park in said Wakefield and recorded in Middlesex South District Deed in Book of Plans 149, Plan No. 30. For Title see Deed dated August, 2006 and recorded herewith.

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, to be announced at the sale.

U.S. Bank National Association, as trustee for J.P. Morgan  
Mortgage Acquisition Trust 2006-WMC4 Asset Backed Pass-  
Through Certificates, Series 2006-WMC4

Present Holder of said Mortgage,  
By Its Attorneys,  
ORLANS PC  
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16-008671