

# MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Theresa Whitaker to AMRESKO Residential Mortgage Corporation, dated July 8, 1998 and recorded in Middlesex County (Southern District) Registry of Deeds in Book 28833, Page 598, as affected by recorded Judgement dated March 28, 2017, recorded at said Registry of Deeds in Book 69080, Page 19 and further affected by an amended Judgment dated April 25, 2017 and recorded at said Registry of Deeds in Book 69260, Page 506 of which mortgage Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Amresco Residential Securities Corporation Mortgage Loan Trust 1998-3 is the present holder by assignment from AMRESKO Residential Mortgage Corporation to Norwest Bank Minnesota, NA, as Trustee for AMRESKO Residential Securities Corporation Mortgage Loan Trust 1998-3, Under the Pooling and Servicing Agreement dated as of 9/1/98 dated April 17, 2000 recorded at Middlesex County (Southern District) Registry of Deeds in Book 31602, Page 237; assignment from Wells Fargo Bank N.A. successor by merger to Wells Fargo Bank Minnesota, N.A., f/k/a Norwest Bank Minnesota, N.A., as trustee for AMRESKO Residential Securities Corporation Mortgage Loan Trust 1998-3, under the Pooling and Servicing Agreement dated 9/1/98 to Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as trustee f/k/a Norwest Bank Minnesota, N.A., as trustee for AMRESKO Residential Securities Corporation Mortgage Loan Trust 1998-3 dated June 14, 2012 recorded at Middlesex County (Southern District) Registry of Deeds in Book 59979, Page 588; assignment from Wells Fargo Bank N.A. successor by merger to Wells Fargo Bank Minnesota, N.A., f/k/a Norwest Bank Minnesota, N.A., as trustee for AMRESKO Residential Securities Corporation Mortgage Loan Trust 1998-3, under the Pooling and Servicing Agreement dated 9/1/98 to Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as trustee f/k/a Norwest Bank Minnesota, N.A., as trustee for AMRESKO Residential Securities Corporation Mortgage Loan Trust 1998-3 dated July 23, 2012 recorded at Middlesex County (Southern District) Registry of Deeds in Book 60135, Page 94 and assignment from Wells Fargo Bank, N.A. successor by merger to Wells Fargo Bank Minnesota N.A. f/k/a Norwest Bank Minnesota, N.A., as trustee for AMRESKO Residential Securities Corporation Mortgage Loan Trust 1998-3, under the Pooling and Servicing Agreement dated as of 9/1/98 to Wells Fargo Bank, N.A., successor by merger to Wells Fargo Bank Minnesota, N.A., as Trustee f/k/a Norwest Bank Minnesota, N.A., as Trustee for Amresco Residential Securities Corporation Mortgage Loan Trust 1998-3 dated February 25, 2011 recorded at Middlesex County (Southern District) Registry of Deeds in Book 62354, Page 575, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 13 Mansion Road, Wakefield, MA 01880 will be sold at a Public Auction at 12:00 PM on October 24, 2017, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The land at Mansion Road, Wakefield, Middlesex County, Massachusetts being shown as Lot 13 on a plan entitled "Definitive Plan, Mansion Hill Estates, Wakefield, Mass.", Developer: T. Magri and L. Caruso, Engineer: Hayes Engineering, Inc., dated April 4, 1978, recorded with Middlesex South District Registry of Deeds, Book 13483, Page 242.

Excepting from the above described premises, the fee in Mansion Road, but together with a right of way in common with others lawfully entitled thereto over Mansion Road, but together with a right of way in common with others lawfully entitled thereto over Mansion Road and Winship Drive as shown on said plan, for all purposes for which private ways are used in the Town of Wakefield.

SAID PREMISES ARE SUBJECT TO THE FOLLOWING ENCUMBRANCES:

1. Easements reserved in a Deed from Mansion Hill Estates, Inc., dated January 17, 1979, recorded with said Deeds, Book 13632, Page 455.

The premises described in the mortgage has been reformed by amended Judgment dated April 25, 2017 and recorded at said Registry of Deeds in Book 69260, Page 506 and is described as follows:

"Lot 1: Being shown as Lot 13A on a plan entitled 'Plan of Land in Wakefield, Mass', dated December 12, 1979 and revised December 27, 1979, which plan is duly recorded in Middlesex South District Registry of Deeds in Book 13907, Page 197" and "Lot 2: Located on Mansion Road, Wakefield, MA, shown as Lot 12B on a Plan entitled 'Plan of Land in Wakefield, Mass', dated December 12, 1979, and revised December 27, 1979 "Scale 1" = 40', by Hayes Engineering, Inc., C.E. and Land Surveyors, which plan Book 13907, Page 197[.]

For mortgagor's title see deed recorded with the Middlesex County (Southern District) Registry of Deeds in Book 28833, Page 596. See also confirmatory deed recorded in said Registry of Deeds in Book 31089, Page 519.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cash, cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable in cash or by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA 01851 or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

Wells Fargo Bank, National Association, successor by merger to Wells Fargo Bank Minnesota, National Association, as Trustee f/k/a Norwest Bank Minnesota, National Association, as Trustee for Amresco Residential Securities Corporation Mortgage Loan Trust 1998-3

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9-26,10,3,10,17-2017 WDI