

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 Ruth A. Woods to Washington Mutual Bank, FA, dated June 16, 2003 and registered with Middlesex County (South District) Registry District of the Land Court as Document Number 1283390 noted on Certificate of Title Number 228256 subsequently assigned to JPMorgan Chase Bank, National Association by Federal Deposit Insurance Corporation, as receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, FA by assignment registered with Middlesex County (South District) Registry District of the Land Court as Document Number 1658571, noted on Certificate of Title Number 228256; 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 2:00 PM on December 15, 2017 at 150 Parker Road, Wakefield, MA, all and singular the premises described in said Mortgage, to wit:

A certain parcel of land, situated in Wakefield, in the County of Middlesex, Commonwealth of Massachusetts, as described as follows: NORTHEASTERLY by the Southwesterly line of Parker Road, eighty feet; SOUTHEASTERLY by Lot B5 as shown on plan hereinafter mentioned, one hundred twenty-seven and 16/100 feet; SOUTHWESTERLY by land now or formerly of Charles A Harrow, eighty and 18/100 feet; and NORTHWESTERLY by Lot B3 on said plan, one hundred thirty-two and 64/100 feet. Said parcel is shown as Lot B4 on said plan, (Plan No. 20113B). All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 428, Page 453, with Certificate 64134. For title see deed registered 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 to be announced at the sale.

JPMorgan Chase Bank, N.A.

Present Holder of said Mortgage,
By Its Attorneys,
ORLANS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
16-004911