

# **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 Jennifer M. Taggart to Boston Federal Savings Bank (n/k/a TD Bank, N.A.), dated July 2, 1992 and registered with the Essex County (Southern District) Registry District of the Land Court as Document Number 274,295 and as noted on Certificate of Title No. 62320, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 11:00 a.m. (ET) on the 4th day of January 2018, on the mortgaged premises located at 9 Maiden Lane, Lynnfield, Essex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT: that certain parcel of land situate in Lynnfield in the County of Essex and said Commonwealth of Massachusetts bounded and described as follows: **EASTERLY:** by the Westerly line of Maiden Lane one hundred and 61/100 (100.61) feet; **SOUTHERLY:** by Lot 9, as shown on plan hereinafter mentioned, two hundred ten (210) feet; **WESTERLY:** by land now or formerly of Wilbert Hat one hundred sixty nine and 85/100 (169.85) feet; **NORTHERLY:** by land of said Hat Land and by the Southerly line of an unnamed street, as shown on said plan, one hundred ninety five and 94/100 (195.94) feet; and **NORTHEASTERLY:** on a curving line forming the junction of said unnamed street and said Maiden Lane thirty three and 49/100 (33.49) feet. All of said boundaries are determined by the Court to be located as shown upon plan numbered 10097-1, drawn by E.T. Burdzynski, Engineer, dated June 1951, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate of Title 21494 in said Registry, and the above described land is shown as Lot 8, on last mentioned plan.

Being the same premises as conveyed to Jennifer M. Taggart by deed of Ronald Cerra and Sandra Cerra, dated July 2, 1992 and recorded with the Essex County (Southern District) Registry District of the Land Court as Deed Document Number 274,294.

Premises to 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 dollars (\$5,000.00) 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 the Law Offices of Duane Morris LLP, 30 S. 17th Street, Philadelphia, PA 19103-4196, 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. In the event of an error in this notice, the description of the premises contained in said mortgage shall control. Other terms, if any, to be announced at the sale.

**/s/ TD Bank, N.A.**

Present holder of said mortgage  
By its Attorneys,  
Duane Morris LLP

11-6,13,20-2017 WDI