

## **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 Laura N. Dube and Nathan A. Dube to First Franklin a division of Nat. City Bank of Indiana, dated June 1, 2005 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 45306, Page 445, Said Mortgage also registered with the Middlesex County (Southern District) Registry District of the Land Court as Document Number 1375534 noted on Certificate of Title Number 233990, subsequently assigned to First Franklin Financial Corporation by First Franklin a division of Nat. City Bank of Indiana by assignment registered with Middlesex County (Southern District) Registry District of the Land Court as Document Number 1409642 noted on Certificate of Title Number 233990, subsequently assigned to PNC Bank, National Association by First Franklin Financial Corporation by assignment registered with Middlesex County (Southern District) Registry District of the Land Court as Document Number 1639585 noted on Certificate of Title Number 233990 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 9:00 AM on June 12, 2018 at 340 Water Street, Wakefield, MA, all and singular the premises described in said Mortgage, to wit:

PARCEL I (Registered Land) That certain parcel of land situated in Wakefield in the County of Middlesex and said commonwealth, described as follows: Southwesterly by the northeasterly line of Water Street, one hundred fifteen and 09/100 feet; Northwesterly by lot 4 as show on plan hereinafter mentioned, ninety-three and 18/100 feet; Northeasterly by land now or formerly of Anna Kuklinska, one hundred twenty and 67/100 feet; and Southeasterly by 9 on said plan, forty-one and 83/100 feet. Said parcel is shown as lot 8 on said plan, (Plan No. 21550D). 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 1131, Page 52, with Certificate 200202. For Grantors title see Certificate of Title No. 205635, Book 1158, Page 85, recorded with the Middlesex South District Registry of Deeds in the Land Court Department. PARCEL II (Unregistered) A certain parcel of land with the buildings thereon, being a portion of the property commonly known as and numbered 340 Water Street, Wakefield, Middlesex County, Massachusetts, bounded and described as follows: That certain parcel shown as Lot A on a certain plan recorded with the Middlesex County Registry of Deeds as Plan No. 369, at Book 23305, Page 210 (the "Plan"), bounded as follows: THENCE N 41 degrees 06' 35" E, by land now or formerly of Joan McNeil, a distance of Seventeen and 00/100 (17.00') feet; THENCE S 48 degrees 54' 57" E, a distance of One Hundred Six and 50/100 (106.50') feet; THENCE S 36 degrees 30' 41" W, by Lot C as shown on said Plan, a distance of Sixty-Three and 08/100 (68.08) feet; THENCE N 24 degrees 50' 00" W, by Lot B as shown on said Plan, a distance of Seventy-Four and 55/100 (74.55') feet; THENCE N 29 degrees 24' 00" W, by said Lot B, a distance of Forty-Six and 12/100 (46.12) feet, to the point of beginning. Subject to a Utility Easement as shown on said Plan. Said parcel, when combined with that certain property described as Lot 8, on Land Court Plan 21550D, as noted on Certificate No. 0205635, comprises the property commonly known as 340 Water Street, Wakefield, MA. The deed recorded with the Middlesex County Registry District of Land Court as Document No. 1006891 incorrectly listed the property as 332 Water Street, Wakefield, MA. For title see Deed recorded herewith.

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

### **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.

PNC Bank, National Association

Present Holder of said Mortgage,  
By Its Attorneys,  
ORLANS PC  
PO Box 540540  
Waltham, MA 02454  
Phone: (781) 790-7800  
17-002857

5-22,29,6-5-2018 WDI