

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 Vincent A.J. Errichetti to Mortgage Electronic Registration Systems, Inc., as nominee for Ally Bank, dated July 20, 2012 and registered with the Middlesex County (Southern District) Registry District of the Land Court as Document No.1610150 as noted on Certificate of Title No. U17926, of which mortgage the undersigned is the present holder by assignment from Mortgage Electronic Registration Systems, Inc., as designated nominee for Ally Bank, beneficiary of the security instrument, its successors and assigns to Ocwen Loan Servicing, LLC dated October 20, 2014 and registered with said Registry on November 3, 2014 at Document No. 1684560, Certificate of Title No. U17926 and by assignment from Ocwen Loan Servicing, LLC to Federal National Mortgage Association dated May 5, 2015 and registered with said Registry on May 27, 2015 at Document No. 1699842, Certificate of Title No. U17962 and by assignment from Federal National Mortgage Association to MTGLQ Investors, L.P. dated July 5, 2017 and registered with said Registry on July 18, 2017 at Document No. 1765377, Certificate of Title No. U17926, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 2:00 p.m. on June 20, 2018, on the mortgaged premises located at 7 Greenbriar Drive, Unit 7-111 a/k/a Apt. 111, Greenbriar Estates Condominium, North Reading, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

SITUATED IN THE COUNTY OF MIDDLESEX AND STATE OF MASSACHUSETTS:

THE PROPERTY IN NORTH READING KNOWN AS UNIT NUMBER 7-111 (THE "UNIT") OF THE GREENBRIAR ESTATES CONDOMINIUM ("CONDOMINIUM") LOCATED AT 7 GREENBRIAR DRIVE, NORTH READING, MIDDLESEX COUNTY, MASSACHUSETTS WHICH CONDOMINIUM WAS CREATED PURSUANT TO M.G.L. CHAPTER 183A BY THE RECORD-

ING OF A MASTER DEED (THE "MASTER DEED") DATED DECEMBER 14, 1981 AND RECORDED WITH THE MIDDLESEX SOUTH REGISTRY OF DEEDS DISTRICT OF THE LAND COURT ON JANUARY 13, 1982 AS DOCUMENT NO. 618952, AS AMENDED OF RECORD.

SAID UNIT IS LOCATED AS SHOWN ON THE FLOOR PLANS OF THE BUILDING RECORDED WITH THE MASTER DEED AND ON THE UNIT PLAN RECORDED WITH THE FIRST UNIT DEED TO WHICH IS AFFIXED THE VERIFIED STATEMENT OF A REGISTERED ARCHITECT, REGISTERED PROFESSIONAL ENGINEER OR REGISTERED LAND SURVEYOR.

THE UNIT IS CONVEYED TOGETHER WITH A .5744 PERCENT UNDIVIDED INTEREST IN THE COMMON AREA AND FACILITIES AS DEFINED AND DESCRIBED IN THE MASTER DEED AND THE EXCLUSIVE RIGHT TO USE THOSE COMMON AREAS AND FACILITIES APPURTENANT TO SAID UNIT AS SET FORTH IN THE MASTER DEED.

THE UNIT IS SUBJECT TO AND HAS THE BENEFIT OF ALL RIGHTS, EASEMENTS, AGREEMENTS INTEREST AND PROVISIONS CONTAINED IN THE MASTER DEED ANT THE RULES AND REGULATIONS AND BY-LAWS ADOPTED PURSUANT THERETO, AS ANY OF THE SAME MAY BE AMENDED FROM TIME TO TIME PURSUANT TO THE PROVISIONS THEREOF, AS WELL AS THE PROVISIONS OF CHAPTER 183A OF THE MGL AS THE SAME MAY BE AMENDED FORM TIME TO TIME.

REGISTERED LAND

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FOR TITLE REFERENCE, SEE CERTIFICATE NO. 17926. BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO VINCENT A.J. ERRICHETTI FROM JAMES S. HENRY AND MARINETE HENRY BY DEED DATED 12/06/05 AND RECORDED 12/06/05 IN BOOK U91, PAGE 125 IN THE LAND RECORDS OF MIDDLESEX COUNTY, MASSACHUSETTS.

For mortgagor's(s) title see deed registered with Middlesex County (Southern District) Registry District of the Land Court as Document No. 1396618, as noted on Certificate of Title No. U17926.

These premises will 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 (\$5,000.00) Dollars 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 Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, 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. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

MTGLQ INVESTORS, L.P.
Present Holder of said Mortgage,

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California Street
Newton, MA 02458
(617) 558-0500
201606-0076 - TEA

5-24-18, 5-31-18, 6-7-18 NR