

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 Peter J. Marchesi to Stoneham Savings Bank, dated March 18, 2004 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 42260, Page 252, 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 2:00 p.m. on June 22, 2018, on the mortgaged premises located at 195 Prospect Street, Wakefield, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land with the buildings thereon in Wakefield, Middlesex County, Massachusetts, being shown as Lot C, containing 7497 square feet of land, on a Plan of Property in Wakefield, Massachusetts, belonging to Rowland S. Swan, by Thomas & Cochey, C.E.'s, dated March 14, 1946, recorded with Middlesex South District Deeds, as Plan Number 940, in Book 7012, Page 301, bounded and described as follows:

SOUTHERLY by said Prospect Street, seventy-five (75) feet;
NORTHERLY by land now or formerly of Rowland S. Swan et ux, seventy-four and 51/100 (74.51) feet;
WESTERLY by other land now or formerly of Swan, one hundred (100) feet; and
EASTERLY by Lot A on plan by S. Albert Kaufmann, dated September 1944, and recorded with said Deeds in Book 6836, Page 341, and by Lot B, by two lines, ninety-one and 82/100 (91.82) feet and eight and 19/100 (8.19) feet.

Said measurements being more or less or however otherwise bounded, measured or described.

Also another parcel of land adjoining the above-mentioned parcel in the rear and bounded and described as follows:

SOUTHERLY by the above mentioned parcel, seventy-four and 51/100 (74.51) feet; more or less;
WESTERLY by land now or formerly of Swan, fifty (50) feet, more or less;
NORTHERLY by land now or formerly of Sylvester, seventy-five (75) feet more or less; and
EASTERLY by land of owners unknown, fifty (50) feet, more or less.

Be said measurements more or less or however otherwise bounded, measured or described.

Also a twenty-five (25) foot strip of land situated on said Prospect Street, in said Wakefield, adjoining the aforescribed premises on the West and bounded and described as follows:

SOUTHERLY by said Prospect Street, twenty-five (25) feet;
EASTERLY by two parcels hereinbefore described, one hundred fifty (150) feet;
NORTHERLY by land now or formerly of Sylvester, twenty-five (25) feet; and
WESTERLY by the remaining portion of land owned by Albert L. Reeves, one hundred fifty (150) feet and being the easterly portion of land described in deed from Rowland S. Swan et ux to Albert R. Reeves et ux dated April 5, 1949, and recorded with said Deeds, Book 7422, Page 547.

This conveyance is subject to and with the benefit of building and zoning laws and easements, to the Town of Wakefield, of record, insofar as the same are now in force and applicable, but no new imposition thereof is hereby intended.

For mortgagor's title, see deed duly recorded herewith.

For mortgagor's(s') title see deed recorded with Middlesex County (Southern District) Registry of Deeds in Book 42260, Page 250.

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 to be announced at the sale.

SALEM FIVE CENTS SAVINGS BANK,
SUCCESSOR BY MERGER TO STONEHAM SAVINGS BANK
Present Holder of said Mortgage,
By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California Street
Newton, MA 02458
(617) 558-0500
201703-0359 - TEA

5-29, 6-5, 12-2018 WDI