

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 Kevin G. Bryant, Karen Bryant to Mortgage Electronic Registration Systems, Inc., as nominee for Franklin American Mortgage Company, dated January 30, 2009 and recorded in the Middlesex County (Southern District) Registry of Deeds in Book 52186, Page 97 of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc., as nominee for Franklin American Mortgage Company to Wells Fargo Bank, NA, recorded on September 29, 2011, in Book No. 57538, at Page 555

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 12:00 PM on April 20, 2020, on the mortgaged premises located at 101 Elm Street, North Reading, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land with the buildings thereon situated in the Town of North Reading, Middlesex County and Commonwealth of Massachusetts, bounded and described as follows: SOUTHEASTERLY by Elm Street, one hundred twenty-five (125) feet;

SOUTHWESTERLY by Lot 1, as shown on plan hereinafter mentioned, one hundred sixty (160) feet;

NORTHWESTERLY by land Buonomo Construction, as shown on said plan, on

two lines seven and 30/100 (7.30) and one hundred thirty-nine and 57/100 (139.57) feet, each respectively;

NORTHWESTERLY by said Buonomo Construction, sixty-eight and 58/100 (68.58) feet;

Containing 20,791.50 square feet of land according to said plan, and being shown as Lot 2 on plan entitled, "Plan of Land in North Reading, Mass., owned by Milton G. Robinson" dated May 2, 1960, Robert E. Anderson, C.E., recorded in Middlesex South Registry of Deeds in Book 9594, Page End as Plan No. 707 of 1960.

Said premises are conveyed subject to a taking by the County Commissioners for street purposes in Elm Street, as set forth in an instrument recorded in said Deeds in Book 4119, Page 101.

For title reference see deed dated and recorded on October 23, 1998 at Book 29260, Page 321.

Being more accurately shown as Lot No. 2 on a plan recorded at the end of Book 9594 as Plan No. 707 of 1960 and more accurately described in the deed at Book 9900 Page 596.

For mortgagor's(s') title see deed recorded with Middlesex County (Southern District) Registry of Deeds in Book 29260, Page 321.

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 St., 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.

WELLS FARGO BANK, NA
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
15143