

## **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 Michael C. Kwan to Mortgage Electronic Registration Systems, Inc., as nominee for MSA Mortgage, LLC, dated September 27, 2018 and recorded in the Middlesex County (Southern District) Registry of Deeds in Book 71676, Page 163 of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc., as nominee for MSA Mortgage, Limited Liability Company to Wells Fargo Bank, N.A., recorded on February 25, 2019, in Book No. 72261, at Page 186

for breach of the conditions of said mortgage and for the purpose of foreclosure, the same will be sold at Public Auction at 1:00 PM on April 6, 2020, on the mortgage premises located at 15 Main Street, Unit No. 2, North Reading Colonial Condominium, North Reading, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

### **TO WIT:**

Unit No. 2 of the North Reading Colonial Condominium created by Master Deed dated June 4, 1980 and recorded in the Middlesex South County Registry of Deeds on July 23, 1980 in Book 14014, Page 462. The Post Office address of the Unit is 15 Main Street, Unit 2, North Reading, MA 01864. Parking Space # 2 Unit # 2 Percentage Interest: 5.3% Area: 611 Square Feet The Unit contains the area listed above and is laid out as shown on a plan recorded in Book 15566, Page 406, which a copy of a portion of the plans is filed with the Master Deed and to which is affixed a verified statement in the form provided for in M.G.L. c. 183A, Section 9. The Unit is conveyed together with the above listed percentage interest

(A) in the common areas and facilities of the condominium, as described in the Master Deed, and (B) in the North Reading Colonial Condominium Trust. The Unit is conveyed together with the exclusive right and easement to use, for the purpose of parking a car, the parking space listed above and shown on the site plan entitled "Plan of North Reading Colonial Condominium, 15 Main Street, North Reading, Mass. owned by East Coast Realty Trust, Scale 1"=20", February 29, 1980, R.V. Engineering Associates, 256 Worcester Lane, Waltham, MA, recorded with Middlesex South District Registry of Deeds in Book 14014, Page 462. The aforesaid exclusive right and easement shall be appurtenant to the Unit described above, shall run with the land and shall be conveyed by the grantee, his successors and assigns, only together with the Unit described above. The Unit is shown on a plan recorded with the first deed of this Unit, to which is affixed a verified statement in the form provided by M.G.L. c. 183A, Section 9, and is conveyed subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in M.G.L. c. 183A, the Master Deed, the documents establishing the organization of unit owners and the By-Laws as amended of record. Each of the units in the Condominium is intended for residential purposes and such other uses as are set forth in the Master Deed. The undivided percentage interest of the unit in the common areas and facilities is 5.3% Meaning and intending to convey the same premises as described by Deed dated October 20, 2014 and recorded October 21, 2014 with the Middlesex South Registry of Deeds in Book 64393, Page 207. For Grantor's title see deed recorded herewith.

For mortgagor's(s') title see deed recorded with Middlesex County (Southern District) Registry of Deeds in

Book 71676, Page 160.

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, N.A.  
Present holder of said mortgage

By its Attorneys,  
HARMON LAW OFFICES, P.C.  
150 California St.  
Newton, MA 02458  
(617)558-0500  
17209

3-5-20, 3-12-20, 3-19-20 NR