

# Legal Notice

## MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

Premises: 143 Stow Road, Harvard, MA

By virtue and in execution of the Power of Sale contained in a certain mortgage given by

Douglas M. Wells to Home Owners Federal Savings and Loan Association and now held by Bank of America, N.A., said mortgage dated April 16, 1986, and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 9359, Page 135, said mortgage was assigned from Resolution Trust Corporation, as receiver for Home Owners Savings Bank, FSB, FKA Home Owners Federal Savings and Loan Association to Knutson Mortgage Corporation, a Delaware corporation by assignment dated July 31, 1995 and recorded with said Registry of Deeds in Book 17274, Page 380; said mortgage was assigned from Federal Deposit Insurance Corporation, as receiver for Guaranty Bank, as sole shareholder, succeeded to the assets of the dissolved Knutson Mortgage Corporation to Bank of America, N.A. by assignment dated July 30, 2016, and recorded with said Registry of Deeds in Book 55775, Page 331; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on February 27, 2018 at 12:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

A certain parcel of land situated in Harvard, Worcester County, Massachusetts, being shown as Lot 2 on a plan entitled "Land in Harvard, Mass., Surveyed for John F. and Eileen Currier, Scale 1" = 100', March 1977," Charles A. Perkins Co., Inc., Civil Engineers & Surveyors, 444 High Street, Clinton, Mass. 01510, recorded with the Worcester District Registry of Deeds in Plan Book 439, Plan 58, to which plan reference may be had for a more particular description.

Said Lot 2 containing 3,704 acres of land according to said plan.

Said premises subject to restrictions as set forth in a deed from Thomas G. Slattery and Ethel E. Slattery to John F. Currier and Eileen C. Currier dated September 14, 1968, recorded with said Deeds in Book 4890, Page 74.

Said premises subject to a right of way referred to in a deed from John F. Currier and Eileen C. Currier to James P. Mergler recorded with said Deeds in Book 6222, Page 128.

Said premises subject to and with the benefit of easements, restrictions and agreements of record, if any there be, insofar as the same are now in force and applicable.

For title, seed deed to the grantors recorded with said Deeds in Book 4890, Page 74.

BEING the same premises conveyed to the mortgagor by deed dated April 16, 1986 and recorded with the Worcester District Registry of Deeds as Instrument No. 33426.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated April 16, 1986, and recorded in the Worcester County Registry of Deeds, in Book 9359, Page 134.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

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

Shechtman Halperin Savage, LLP  
1080 Main Street  
Pawtucket, RI 02860  
Attorney for Bank of America, N.A.  
Present Holder of the Mortgage  
(401) 272-1400

[2/12/18, 2/9/18, 2/16/18]