

Legal Notice

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Jibrayil N. Yusuf to Washington Mutual Bank, FA, a federal association, dated March 23, 2004 and recorded with the Worcester County (Worcester District) Registry of Deeds at Book 33155, Page 248, subsequently assigned to JPMorgan Chase Bank, National Association by Federal Deposit Insurance Corporation, as Receiver of Washington Mutual Bank F/K/A Washington Mutual Bank, FA by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 51302, Page 223, subsequently assigned to Federal National Mortgage Association by JP Morgan Chase Bank, National Association by assignment recorded in said Worcester County (Worcester District) Registry of Deeds at Book 53575, Page 346 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 1:00 PM on July 6, 2018 at 288 Ayer Road, Harvard, MA, all and singular the premises described in said Mortgage, to wit:

A certain parcel of land with the buildings

thereon situated on the Southeasterly side of Ayer Road (Routes 110 and 111) in the Town of Harvard, County of Worcester Commonwealth of Massachusetts and bounded: NORTHERLY by Lot 1 on a plan hereinafter mentioned by four (4) courses totaling 1,056.27 feet; EASTERLY by a stone wall by land of the aforesaid Trustees of One-Eleven Realty Trust by one course measuring three hundred forty-seven and 96/100 (347.96) feet; SOUTHERLY by land of Diane E. Wilkey Trust by one course measuring four hundred sixty-four and 51/100 (464.51) feet; EASTERLY by land of Diane E. Wilkey Trust by one course measuring thirty-five and 00/100 (35.00) feet; SOUTHERLY by land of Clifford G. and Elizabeth Stone by one course measuring six hundred seventy-six and 13/100 (676.13) feet; NORTHWESTERLY by the southeasterly side of Ayer Road, three hundred thirty-five and 67/100 (335.67) feet. Containing 8.53 acres and being Lot 2 shown on Plan No. M-2056 entitled "Land in Harvard, Mass. surveyed for One-Eleven Realty Trust" by Charles A. Perkins Co., Inc. - Civil Engineers & Surveyors, Clinton, Mass. August, 1973 which plan is recorded in

Plan Book 389, Plan 9. For title reference see deed recorded with said Deeds in Book 9525, Page 242.

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

TERMS OF SALE:

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue

the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. TIME WILL BE OF THE ESSENCE

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

Federal National Mortgage
Association (Fannie Mae)

Present Holder of said Mortgage,
By Its Attorneys,
ORLANS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
14-018979

[6/15/18, 6/22/18, 6/29/18]