

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 21 School Street, Fitchburg, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Patricia Wagner to East West Mortgage Company, Inc. and now held by Wells Fargo Bank National Association s/b/m to Wells Fargo Bank Minnesota, National Association, as Trustee for Reperforming Loan REMIC Trust Certificates, Series 2002-1, said mortgage dated October 5, 2001, and recorded in the Worcester County (Northern District) Registry of Deeds, in Book 3942 at Page 164, as affected by an Assignment of Mortgage dated October 5, 2001, and recorded with said Deeds in Book 4012 at Page 135, as affected by an Assignment of Mortgage dated August 16, 2016, and recorded with said Deeds in Book 8662 at Page 193, of which mortgage the undersigned is the present holder, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on October 5, 2018, at 10:00 A.M. Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

A certain tract of land with the buildings thereon, situated on the easterly side of School Street in Fitchburg, Worcester County, Massachusetts, and bounded and described as follows:

Beginning at the southwesterly corner thereof, on the easterly line of said street at land now or formerly of John W. Winslow:

Thence on said line N. 21 1/2° E. 43.85 feet to a bound stone at land now or formerly of Addie S. Cleaveland;

Thence on said Cleaveland line S. 64 1/2° E. 55 feet to land now or formerly of J. H. Holden;

Thence on said Holden line S. 26 W. 43.85 feet to land of said Winslow;

Thence on said Holden line S. 26° W. 43.85 feet to land of said Winslow;

Thence on said Winslow line N. 64 1/2° W. 55 feet to said street and place of beginning.

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 October 5, 2001, and recorded in Book 3942 at Page 160 with the Worcester County (Northern District) Registry of Deeds.

SUBJECT TO: Decision of Zoning Board of Appeals recorded with said Land Records on December 19, 2011 in Book 7538 at Page 192.

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.

TEN THOUSAND (\$10,000.00) 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 forty five (45) days after the date of sale.

Other terms to be announced at the sale.

Marinosci Law Group, P.C.
275 West Natick Road, Suite 500
Warwick, RI 02886
Attorney for Wells Fargo Bank National
Association s/b/m to Wells Fargo Bank
Minnesota, National Association, as Trustee for
Reperforming Loan REMIC Trust Certificates,
Series 2002-1
Present Holder of the Mortgage
Telephone: (401) 234-9200
MLG File No.: 14-04912