

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 Richard A. Rudenick to Georgetown Bank, dated May 15, 2013 and recorded in the Middlesex County (Southern District) Registry of Deeds in Book 61836, Page 24, of which mortgage the undersigned is the present holder, 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 October 25, 2019, on the mortgaged premises located at 7 Munroe Street, Woburn, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

A certain parcel of land, with the buildings thereon, situated on Munroe Street in Woburn, County of Middlesex, Massachusetts, containing 4100 square feet, more or less, bounded and described as follows: SOUTHEASTERLY by Munroe Street, there measuring fifty (50) feet; NORTHEASTERLY by land now or formerly of Edward Foley, there measuring eighty four (84) feet; NORTHWESTERLY by land now or formerly of Dennis Gibbons, fifty (50) feet; and SOUTHWESTERLY by land formerly of David G. Converse, there measuring eighty one (81) feet. All of said measurements being more or less. For my title see deed recorded herewith.

For mortgagor's(s') title see deed recorded with Middlesex County (Southern District) Registry of Deeds in Book 61836, Page 19.

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.

SALEM FIVE CENTS SAVINGS BANK  
SUCCESSOR BY MERGER TO GEORGETOWN  
BANK  
Present holder of said mortgage

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