

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 **Maria F. Amaral, Trustee of 54 Benton Road Realty Trust** to East Cambridge Savings Bank, dated September 15, 2015 and recorded at Middlesex County (Southern District) Registry of Deeds in Book 66113, Page 103, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at **Public Auction at 10:00 AM on March 18, 2021**, on the mortgaged premises located at 54 Benton Road, Somerville, MA, all and singular the premises described in said mortgage.

TO WIT:

Property Address: 54 Benton Road, Somerville, MA

The land in Somerville, shown as Lot number 2 on a plan of land in Somerville, belonging to Belding Brothers, dated July 5, 1901, and recorded with Middlesex South District Deeds, at the end of Book 2904, and bounded and described as follows:

- SOUTHEASTERLY by Benton Road, 37.12 feet;
- SOUTHWESTERLY by the lot numbered 1 on said plan, 90 feet;
- NORTHWESTERLY by the lot numbered 3 on said plan, 37.12 feet; and
- NORTHEASTERLY by the lots numbered 29 and 30 on a plan of land recorded in said Registry in Book of Plans 49, Plan 34, 90 feet, or however otherwise said premises may be bounded or described.

For title see deed recorded at Middlesex South District Registry of Deeds at Book 33279, Page 576.

These premises will be sold and conveyed subject to and with the benefits of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, 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 TEN THOUSAND (\$10,000.00) 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, within Thirty (30) Days, by certified or bank check or wire transfer at the law offices of Frisoli Associates, P.C., Bulfinch Square, 43 Thorndike Street, Cambridge, MA 02141. Other terms and conditions will be provided at the place of sale.

The deposit paid at the time of sale shall be forfeited if the purchaser does not comply strictly with the terms of the sale. The purchaser will be responsible for all closing costs, including, but not limited to, outstanding real estate taxes, municipal liens, state documentary stamps, and recording fees.

The successful bidder at the sale of the entire premises shall be required to sign a Memorandum Of Terms Of Sale containing the above terms at the auction sale.

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

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

East Cambridge Savings Bank
By Its Attorney,

Leonard A. Frisoli
Frisoli Associates, P.C.
Bulfinch Sqaure
43 Thorndike Street
Cambridge, MA 02141
(617) 494-0200 x7
Laf@Frisolilaw.com

Date: February 11, 2021