

## 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 Ian B. Mazmanian to Andrew E. Bram, Trustee, RCD Realty Trust, dated September 9, 2014 and recorded at Middlesex County (Southern District) Registry of Deeds in Book 64209, Page 519, 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 August 12, 2021**, on the mortgaged premises located at 10 Old North Rd., Hudson, MA 01749, all and singular the premises described in said mortgage.

TO WIT:

Property Address: 10 Old North Rd., Hudson, MA

A certain parcel of land known as 10 Old North in Hudson, Massachusetts, shown as Lot 1 on a plan of land entitled "Plan of Land in Hudson, MA., prepared for Jennifer Thompson, Trustee, Evergreen Homes, 28 South Bolton Street, Marlborough, MA; Property of: Estate of Warren Wilkins,, 10 Old North Road, Hudson, MA; prepared by: Thomas Land Surveyors and Engineering Consultants, 245 Washington Street, Hudson, MA; Scale 1"= 50'; dated August 7, 2006" said plan is recorded with the Middlesex (South District) Registry of Deeds as Plan No. 1435 of 2006, to which plan reference is hereby made for a more particular description of Lot 1.

Lot 1 contains, according to said plan, 1.42 acres, more or less.

For title see deed recorded at Middlesex South District Registry of Deeds at Book 51017, Page 525.

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 Doherty Law Offices, LLC, 800 Turnpike St., Suite 308, North Andover, MA 01845.

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.

RCD Realty Trust  
By Its Attorney,

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Date: July 2, 2021