

NOTICE OF MORTGAGE SALE OF REAL ESTATE

By virtue and execution of the Power of Sale contained in a certain mortgage given by Gloria P. Cercone to Steven S. Kaitz, dated December 29, 2004 and Recorded with the Middlesex Southern District Registry of Deeds in Book 44421, Page 308, of which mortgage the undersigned is the present holder of Mortgage, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 11:00 o'clock A.M. on the 14th day of December 2022 at 42 Totten Pond Road, a/k/a 49 Worcester Lane in Waltham, Middlesex County, Massachusetts, all and singular the premises described in said mortgage.

To Wit:

The land with the buildings thereon situated in Waltham, Middlesex County, Massachusetts, being shown as Lot 5 on the plan entitled "Re-Division Plan of Land #47 Rear Worcester Lane & LOT "D" Totten Pond Road, Waltham, Massachusetts. To create Lot 1, 2, 3, 4, 5, & 6, Ralph J. Bibbo, Reg. Land Surveyor, 10 Hammer Street, Waltham, Massachusetts, recorded with the Middlesex Southern District Registry of Deeds on June 17, 1999 at Plan 654 of 1999 in Book 30304, Page 544 to which plan reference is made for a more particular description.

Premises to 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 ten thousand dollars (\$10,000.00) 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 the Office of Mark E. Barnett, Esquire, 71 Maple Street, Mansfield, MA 02048 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. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

Any terms if any shall be announced at sale.

Steven S. Kaitz
Present holder of said mortgage
By his Attorney
Mark E. Barnett, Esquire
71 Maple Street
Mansfield, MA 02048
508-339-8020