

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 Derrick R. Beaudoin to Stoneham Savings Bank, dated November 20, 2008 and recorded in the Middlesex County (Northern District) Registry of Deeds in Book 22564, Page 69, as modified by a certain modification agreement dated June 20, 2016, and recorded with said Middlesex County (Northern District) Registry of Deeds in Book 31167, Page 197, 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 2:00 PM on June 5, 2023, on the mortgaged premises located at 8 Bates Avenue, Wilmington, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land with the buildings thereon located in Wilmington, Middlesex County, Massachusetts, being shown as Lots 20 thru 24, inclusive, Bates Avenue a/k/a Bates Road, as shown on a plan of land entitled "Williams Haven in North Wilmington, Mass., near Martins Pond, North Reading, Mass., Evelyn C. Williams owner, the Arrow Man, Developer, scale 1"= 100', which plan is recorded in Middlesex North District Registry of Deeds in Book of Plans 54 Plan 76, to which plan reference is referred to for a more particular description.

For mortgagor's(s) title see deed recorded with Middlesex County (Northern District) Registry of Deeds in Book 22564, Page 67.

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 STONEHAM
SAVINGS BANK
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
23272