

## **MORTGAGEE'S SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated August 8, 2007 from Brent Harding, Trustee of Stargate West Nominee Trust to Kevin Chamberlain, Pensco Pension Services, Inc., Custodian FBO Goldee H. Gross M.D. IRA GR 010, Joseph R. Johnson, Susan Kamprath, Marjorie R. Lehr, Trustee of The Marjorie R. Lehr Revocable Trust of 2005, Gary R. Lesko, Donna J. Lesko, Gladys F. Schnear, Trustee of the Gladys F. Schnear Revocable Trust, John Philip Studarus, and Philip G. Studarus, Trustee of the Philip G. Studarus 401(K) Plan, filed with Suffolk County District of the Land Court on August 9, 2007 as Document No. 741176, as noted on Certificate of Title No. 124388, the undersigned Gross Mortgage Corporation being the present holder of said mortgage by Assignment of Mortgage to Gross Mortgage Corporation filed as Document No. 825126 and by Order of Court filed as Document No. 919681, 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 A.M. on Tuesday, October 26, 2021**

upon the hereinafter-described premises, known as and numbered as 748A Adams Street, Boston, Suffolk County, Massachusetts, all and singularly the premises described in said mortgage, to wit:

that certain parcel of land situated in that part of Boston formerly Dorchester in the County of Suffolk and Commonwealth of Massachusetts, situated on Adams Street. Said land is shown as Lot 268 on a subdivision plan drawn by Neponset Valley Survey Assoc., Inc. Surveyors, dated May 27, 1997, as modified and approved by the court, filed in the land registration office as Plan No. 1036-27, a copy of a portion of which is filed with Certificate of Title No. 112,166.

For grantor(s) title, see Certificate of Title No. 124388.

Subject to an with the benefit of an agreement as to passageway made between Frederick J. Rockwell and David J. Segel, dated May 2, 1916, filed and registered as Document Number 22557.

Subject to the requirements of the Street Commissioners of the City of Boston, under the Board of Survey Act, Chapter 323 of Acts of 1891, and amendments thereof, and to the terms of an agreement for lease mentioned in deed filed and registered as Document Number 104382.

The above-described premises shall be sold in "AS IS" condition, subject to all easements, restrictions, municipal or other public taxes, assessments, liens or claims in the nature of liens, outstanding tax titles, building, zoning and other land use laws and all permits and approvals issued pursuant thereto, including, without limitation, orders of conditions, and existing encumbrances of record created prior to said Mortgage, if there be any. Said premises are to be sold subject to the right of redemption of the United States of America, if any there be.

**TERMS OF SALE:** The auction is with reserve. The highest bidder shall be required to make a deposit of \$10,000.00 to the holder of said Mortgage, in cash or by certified or bank cashier's check at the time and place of said sale of said premises. The balance of the purchase price is to be paid to said holder in cash, by certified check or bank cashier's check, and thereupon the deed shall be delivered, in thirty (30) days from the date of sale at the firm of Cunningham, Machanic, Cetlin, Johnson, Harney &

Tenney, LLP, Attorneys for said holder, 220 North Main Street, Suite 301, Natick, Massachusetts. The successful bidder shall be required to sign a Memorandum of Terms of Sale. The description of the premises contained in said Mortgage shall control in the event of an error in publication.

Other terms, if any, to be announced at the time and place of sale.

Gross Mortgage Corporation  
Present Holder of Said Mortgage,  
By its Attorneys,  
CUNNINGHAM, MACHANIC, CETLIN,  
JOHNSON, HARNEY & TENNEY, LLP  
220 North Main Street, Suite 301  
Natick, MA 01760  
(508) 651-7524