

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 **PAUL NEWMAN to WELLESLEY BANK** dated **SEPTEMBER 30, 2009** and recorded with the **MIDDLESEX SOUTH** County Registry of Deeds in Book **53611**, Page **413**, of which mortgage **CAMBRIDGE TRUST COMPANY, SUCCESSOR IN INTEREST TO WELLESLEY BANK** 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 **12:00P.M.** on **JANUARY 11, 2024** at **1 CORDIAL WAY, NATICK, MA 01760**, all and singular the premises described in said mortgage:

TO WIT:

The land with the buildings thereon being shown as Lot 1, on a plan entitled, Glen Ridge Estates, Subdivision of Land in Natick, Mass." Owner & Developer: Robert W. and Russell M. Palmer, 72 Glen Street, Natick, MA., Scale: 1" = 40, September 12, 1989, Prepared by: GLM Engineering Consultants, Inc., 1750 Washington Street, Holliston, MA., Revised 1/25/90, 2/5/90 recorded with Middlesex South Registry of Deeds in Book 21856, Page 279, to which plan reference is hereby made for a more particular description of said Lot 1.

Said Lot 1 contains 40,000 square feet of land, more or less, according to said plan.

Said premises are conveyed subject to and with the benefit of easements, rights, restrictions and agreement of record, if any there be, insofar as the same are now in force and applicable.

Said premises are conveyed together with the right to pass and repass over and upon Cordial Way, as shown on said plan, for the purpose of ingress and egress to and from said Lot 1 and Glen Street, but no rights in fee of said Cordial Way are hereby conveyed; Eastland Partners, Inc. reserved for itself the fee interest in Cordial Way.

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 *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 by certified or bank check at Braucher & Associates, PLLC, 764 Chestnut St., Manchester, NH 03104, 603-486-1530, within thirty (30) days from the date of sale. Deedwill 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.

CAMBRIDGE TRUST COMPANY, SUCCESSOR IN INTEREST TO WELLESLEY BANK

Present holder of said mortgage

By its attorneys,

Braucher & Associates, PLLC

764 Chestnut Street

Manchester, NH 03104

603-486-1530