

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated August 2, 2014, from Joseph T. Lee to Century Bank and Trust Company recorded with the Norfolk County Registry of Deeds in Book 32455, Page 126, the undersigned Eastern Bank being the present holder of said mortgage as successor by merger to Century Bank and Trust Company, for breach of the conditions of said Mortgage and for the purpose of foreclosing the same, will be sold at Public Auction at:

1:00 PM, Wednesday, January 14, 2026

upon the hereinafter-described premises, known as and numbered as 18 Woodridge Road, Wellesley, Norfolk County, Massachusetts, all and singularly the premises described in said mortgage, to wit:

The land and the buildings in said Wellesley, Commonwealth of Massachusetts, bounded and described as follows:

- NORTHWESTERLY by Woodridge Road in part on a straight line, seventy-six and 25/100 (76.25) feet and in part on a curved line with a radius of 120 feet, twenty-nine and 89/100 feet;
- NORTHEASTERLY by Lot #5 on a plan hereinafter referred to, one hundred eight and 46/100 (108.46) feet;
- SOUTHEASTERLY by land now or formerly of Arthur P. Dana, one hundred thirty-seven and 7/100 (137.07) feet; and
- SOUTHWESTERLY by Lot #7 on said plan, one hundred (100) feet.

Containing 12,240 square feet according to said plan.

Being Lot #6 on a plan entitled "Sub-Division plan of a portion of land In Wellesley, Massachusetts owned by Helen T. Cooke" made by Gleason Engineering Corporation dated September 1935 recorded with Norfolk Deeds as Plan number 233 of 1936.

Said premises are hereby conveyed together with a right to use Vincent Road as shown on said plan for all the usual purposes for which private ways are commonly used in the town of Wellesley. Said Woodridge Road is a public highway

Said premises are conveyed subject to and together with any and all easements, rights of way and restrictions of record insofar as the same are now in force and applicable.

For title see deed at Book 26676, Page 48.

Said above-described premises shall be sold subject to the first Mortgage from Joseph T. Lee to Mortgage Electronic Registration Systems, Inc., as nominee for Bank of America, N.A., its successors and assigns, dated May 19, 2009, in the original principal amount of \$417,000.00, recorded with Norfolk County Registry of Deeds in Book 26676, Page 50, as assigned of record.

The above-described premises shall be 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 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.

Eastern Bank,
By its Attorneys,
CUNNINGHAM, MACHANIC, CETLIN,
JOHNSON, HARNEY & TENNEY, LLP
220 North Main Street, Suite 301
Natick, MA 01760
(508) 651-7524