

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Investment Plus Realty Group, LLC, a Massachusetts limited liability company to Conquest Secured Lending Fund, LLC, dated February 26, 2018 and recorded with the Middlesex South District Registry of Deeds at Book 70675, Page 270, for breach of conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 11:00 a.m. on October 10, 2019, on the mortgaged premises located at 31-33 Park Street, Woburn, Middlesex County, Massachusetts, all and singular the premises described in said mortgage.

TO WIT:

The land with the buildings thereon, situated in Woburn, Middlesex County, MA being Lot (B) on a plan entitled, "Plan of land in Woburn, MA surveyed for James Boliches, dated September 4, 1928, drawn by J.F. Mcdermott, C.E." duly recorded with Middlesex South District Registry of Deeds in record book 5282, opposite page 539, said Lot (B) being further bounded and described as follows:

WESTERLY: by Park Street, thirty-eight (38) feet;

NORTHERLY: by land of Yebba by three courses measuring thirty-five and 5/10 (35.5) feet; forty-four and 5/10 (44.5) feet; and twenty-nine (29) feet respectively;

EASTERLY: partly by land now or formerly of Fields, and land partly or formerly of Brown, forty-seven and 7/10 (47.7) feet;

SOUTHERLY: by land now or formerly of Capozzoli, eighty-five and 3/10 (85.3) feet;

Said premises are presently known and numbered as 31-33 Park Street, Woburn, MA

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, taxes 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 are 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 paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at the offices of mortgagee's attorney, Wise & Jack, LLC, 85 Speen Street, Suite 202, Framingham, MA 01701, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of 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.

Conquest Secured Lending Fund, LLC, Present holder of said mortgage.

By its Attorneys,
Wise & Jack, LLC
85 Speen Street, Suite 202
Framingham, MA 01701
508-500-4300