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116 WINTER STREET (LOT #4)

LEGAL NOTICE

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

PREMISES: 116 WINTER STREET (LOT #4)
FRAMINGHAM, MASSACHUSETTS 01702

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Mere-Stone Development, LLC to Lucille A. Noble, said mortgage dated January 10, 2006 and recorded with the Middlesex County Registry of Deeds in Book 46845, Page 233, for breach of the conditions in said mortgage and for the purpose of foreclosing the same, will be sold at public auction on November 19, 2020 at 11:00 a.m. local time, upon the Premises, all and singular the Premises described in said mortgage to wit:

SCHEDULE A – Property Description

A certain parcel of land in Framingham, Middlesex County, Massachusetts, and being shown as Lot #4 on a plan entitled Plan of Land 110 Winter Street, Framingham,

Massachusetts, Scale 1" = 40', March 26, 2004, Verne T. Porte, Jr., Land Surveyors- Civil Engineers, 354 Elliot Street, Newton, MA, recorded with Middlesex South District Registry of Deeds as plan number 1210 of 2004. Reference to said plan is hereby made for a more particular description of said Lot 4, which contains 29,501 square feet of land, according to said plan.

Lot 4 is subject to an Order of Conditions relating to such lot, said order being recorded with said Deeds in Book 43938, Page 169.

Property address: 116 Winter Street (Lot #4) Framingham, Massachusetts 01702

Subject to and with the benefit of all rights, rights of way, easements, appurtenances, reservations and restrictions of record, insofar as the same are in force and applicable.

The description of the property that appears in the mortgage to be foreclosed shall control in the event of a typographical error in this publication.

For Mortgagor's title, see Deed dated October 12, 2004 and recorded with the Middlesex South Registry of Deeds at Book 43900, Page 147.

TERMS OF SALE: Said Premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens, and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5000.00) dollars of the purchase price must be paid by a certified check, bank treasurer's check or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's check or cashier's check within thirty (30) days after the date of sale. The successful bidder shall be required to execute a Memorandum of Sale in the terms submitted at auction.

Other terms to be announced at the sale.

Michael P. Koretz
Holmgren & Koretz
911 Main Street
Osterville. MA 02655
508.420.8899
Attorney for Lucille A. Noble,
the holder of the mortgage

AD#13921136
MWDN 10/29, 11/5, 11/12/20

↑
22 DAYS
Before Morning