

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the power of sale contained in a certain mortgage given by Larry F. Rogers to Watertown Savings Bank, dated February 2, 2012, and recorded with the Middlesex County (Southern District) Registry of Deeds in Book 58439, Page 512, of which the undersigned is the present holder, and for breach of the condition of said mortgage and for the purposes of foreclosing the same, Watertown Savings Bank will sell at **PUBLIC AUCTION at 11:00 a.m., on June 18, 2019, at 25 Gilbert Street, Framingham, MA**, all and the singular, the premises described in said mortgage, to wit:

A certain parcel of land with the buildings thereon situated in Framingham, Massachusetts on the westerly side of Gilbert Street and more particularly described as follows:

Easterly by Gilbert Street seventy-five (75) feet;

Southerly by land formerly of Carlson one hundred six and 50/100 (106.50) feet;

Westerly by lot B as shown on "Plan of land in Framingham, Mass." dated May 21, 1970 recorded with Middlesex (South) District Registry of Deeds in book 11845, Page 16, seventy-five (75) feet; and

Northerly by land formerly of Cooney one hundred six and (106.50) feet.

Subject to easements of record.

Being the same premises conveyed to the herein named mortgagor(s) by deed recorded with Middlesex South District Registry of Deeds in Book 52306, Page 404.

Together with all rights, privileges and easements connected therewith and subject to restrictions, easements and rights of way of record, and said premises are hereby conveyed subject to any building and zoning law requirements which may be in force and applicable.

Said sale will be subject to all real estate taxes and municipal assessments and betterments, prior liens and other enforceable encumbrances of record entitled to precedence over this mortgage and subject to and with the benefit of all easements, restrictions, covenants and rights of way, if any.

Terms of sale. Five Thousand (\$5,000.00) Dollars at the time of sale, balance in Thirty (30) days at the offices of Oakley, O'Sullivan & Eaton, P.C., 857 Turnpike Street, North Andover, MA. The deposit and balance is to be cash, certified check, bank cashier's check or bank treasurer's check. Other terms to be announced at the sale.

The undersigned Mortgage Holder reserves the right to reject any and all bids made at the foreclosure sale, to amend or change the terms of the sale by announcement made prior to, or at the foreclosure sale and to continue the foreclosure sale to such subsequent date as the Mortgagee may deem advisable.

WATERTOWN SAVINGS BANK,
Present Holder of said Mortgage,

By its Attorneys,
Oakley, O'Sullivan & Eaton, P.C.

Gregory N. Eaton, Esquire