

Sudbury Town Crier



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232 Mossman Road, Sudbury

LEGAL NOTICE

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the power of sale contained in a certain mortgage given by Robert D. McCart to Watertown Savings Bank, dated October 3, 2013, and recorded with the Middlesex County (South District) Registry of Deeds in Book 62740, Page 527, 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 December 5, 2019 at 232 Mossman Road, Sudbury, MA, all and the singular, the premises described in said mortgage, to wit:

The land in Sudbury, Middlesex County, Massachusetts, with the buildings thereon, now known as and numbered 232 Mossman Road, and shown as Lot C on a plan entitled "Compiled Plan of Land in Sudbury, Mass.," dated July 23, 1958, by Schofield Brothers, Reg. Civil Engrs., recorded with the Middlesex South District Deeds as Plan #616 of 1966 in Record Book 11121, Page 248, bounded and described as follows.

WESTERLY by Mossman Road, as shown on said plan, one hundred seventy-four and 04/100 (174.04) feet;

NORTHEASTERLY by land formerly of Able G. Haynes, as shown on said plan, three hundred twenty-two and 27/100 (322.27) feet;

SOUTHEASTERLY by land formerly of S. Hayes, one hundred forty-six and 10/100 (146.10) feet; and

SOUTHWESTERLY by Lot B, as shown on said plan, two hundred forty-five and 78/100 (245.78) feet.

Containing 43,605 square feet of land, more or less, according to said plan.

Being the same premises conveyed to the herein Mortgagor(s) by deed recorded with Middlesex South District Registry of Deeds herewith.

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, including Condominium common expenses 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 and 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 and Eaton, P.C. Gregory N. Eaton, Esquire

AD#13847102

Sudbury TC 11/7, 11/14, 11/21/19

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