

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 1017 River Street, Hyde Park (Boston), MA 02136

By virtue and in execution of the Power of Sale contained in a certain mortgage given by David E. Boudreau a/k/a David E. Boudreau Sr. to City of Boston Credit Union, and now held by **City of Boston Credit Union**, said mortgage dated August 4, 2015 and recorded in the Suffolk County Registry of Deeds in Book 54882, Page 300, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on October 21, 2021 at 11:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land in the said Boston, together with the buildings thereon, and in that district known as Hyde Park, bounded and described as follows:

To with: Lot numbered one hundred and seventy five (175), as shown on a Plan of Section 6, of the Real Estate and Building Company's Lands in Hyde Park, which plan is duly recorded with Norfolk Registry of Deeds, as Plan No. 160, excepting that portion of said lot as was taken in the widening and relocation of River Street. More particularly the said premises are bounded Southerly on River Street, seventy nine and 17/100 (79.170 feet; Easterly on Metropolitan Avenue, seventy and 75/100 (70.75) feet; Northerly on Lot No. 176, ninety two (92) feet; and Westerly on Lot No. 79, eight four and 7/100 (84.7) feet;

Being the same premises as conveyed to me by Deed recorded with the Suffolk County Registry of Deeds in Book 51447, Page 120.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

Said Mortgage is subject to a first mortgage given by David E. Boudreau, Sr. to Mortgage Electronic Registration Systems, Inc. as nominee for Lowell Cooperative Bank dated May 15, 2013 in the amount of \$173,992.00.

For Mortgagor's Title see deed dated August 17, 2015 and recorded in the Suffolk County Registry of Deeds in Book 51447, Page 120.

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 (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's 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 or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC

B&S File No: 19-07389 FC01

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Present Holder of the Mortgage
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