

## **NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE**

Premises: 57 Mount Calvary Road, Roslindale (Boston), MA 02131

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Leonard K. Rivers and Labridgette S. Rivers to City of Boston Credit Union, and now held by **City of Boston Credit Union**, said mortgage dated July 31, 2013 and recorded in the Suffolk County Registry of Deeds in Book 51880, Page 59, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on** February 21, 2025 at 01:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

*The land and buildings thereon at 57 Mount Cavalry Road, Roslindale, Suffolk County, Massachusetts being shown as Lots 79 and 80 on a Plan entitled "Plan A of Land in Roslindale Near Mount Hope Station, Being a Subdivision of Land Formerly of Page & Henshaw, Surveyed by E.A.W. Hammatt, C.E.", recorded with Suffolk County Registry of Deeds, Book 1873, Page End, being further bounded and described as follows:*

*SOUTHEASTERLY by Sutton Street (now known as Mount Cavalry Road), fifty (50) feet;*

*NORTHEASTERLY by Lot 78 on said plan one hundred (100) feet;*

*NORTHWESTERLY by Lots 58 and 57 on said plan, fifty (50) feet; and*

*SOUTHWESTERLY by Lot 81 on said plan, one hundred (100) feet.*

*Subject to rights of the public and others in so much of the premises as lies within the bounds of Mount Calvary Road.*

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

For Mortgagor's Title see deed dated July 31, 2013 and recorded in the Suffolk County Registry of Deeds in Book 51880, Page 57.

**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.

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Present Holder of the Mortgage  
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