

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the POWER OF SALE contained in a certain mortgage given by Katherine Marsh and Patricia G. Marsh to Chart Bank, a Cooperative Bank, a banking institution duly organized under the laws of the Commonwealth of Massachusetts, said mortgage being dated April 16, 2002 and recorded with the Middlesex County (Southern District) Registry of Deeds in Book 35281, Page 169, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 1:00 P.M. on the 23rd day of September 2014 upon the mortgaged premises located at 945 Townsend Road, Groton, Middlesex County, Massachusetts, all and singular being the premises described in said mortgage, to wit:

The land with the building(s) thereon, now known as and numbered 945 Townsend Road, Groton, Middlesex County, Massachusetts, shown as Lot B on a plan entitled "Land in Groton, Mass surveyed for Arthur R. and Elizabeth A. Starr" by Charles A. Perkins, Co., Inc. Civil Engineers and Surveyors dated July 1974 and recorded with the Middlesex Registry of Deeds in Book 12686, Page 636.

Lot B contains 1.49 acres of land, according to said plan.

For a more specific description of Lot B, reference is hereby made to said plan.

For title see deed recorded with the Middlesex County (Southern District) Registry of Deeds in Book 35281, Page 167.

Said premises are to be sold and conveyed subject to and with the benefit of all mortgages, restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, federal and state tax liens, other liens and existing encumbrances of record created prior to the mortgage, if there be any, outstanding water and/or sewer charges, to covenants, rights, reservations, conditions and/or other enforceable encumbrances of record created prior to the mortgage, to all tenancies and/or rights of parties in possession, and to rights or claims in personal property installed by tenants, former tenants, or others now located upon

the premises, and to rights or claims of others now located upon the premises, if any of the aforesaid there be.

Said premises will also be sold subject to all laws and ordinances, including but not limited to zoning, applicable Massachusetts or local building and/or sanitary codes, and statutory requirements with respect to smoke detectors, lead paint, and rent control, as the same may be applicable. No representations, express or implied, are made with respect to any matter concerning the mortgaged premises, which shall be sold "as is".

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

TERMS OF SALE:

Ten Thousand and No/100 (\$10,000.00) Dollars in cash or certified or bank treasurer's or cashier's check at the time and place of the sale by the purchaser and the balance of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check within forty-five (45) days after the date of sale and shall be deposited in escrow with Jack J. Mikels, Esq., Jack Mikels and Associates, LLP, 1 Batterymarch Park, Suite 309, Quincy, MA 02169. The deed shall be delivered within thirty (30) days of receipt of the balance of the purchase price, said receipt being the only condition of escrow. The successful bidder shall be required to sign a Memorandum of Sale containing the above terms at Auction Sale. In the event of a typographical error or omission contained in this publication, the description of the premises set forth and contained in said Mortgage shall control.

OTHER TERMS TO BE ANNOUNCED AT THE SALE.

Rockland Trust Company, successor by
merger to Benjamin Franklin Bank,
successor by merger to Chart Bank, A
Cooperative Bank
By its Attorney-In-Fact
Jack J. Mikels
Jack Mikels & Associates, LLP
1 Batterymarch Park, Suite 309
Quincy, MA 02169

(617) 472-5600

Paul E. Saperstein Co., Inc.
144 Centre Street
Holbrook, MA 02343
(617) 227-6553
Auctioneer