

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Arthur LeBlanc and Paula M. LeBlanc to Century Bank and Trust Company, A Massachusetts Chartered Company, dated March 14, 2020 and recorded at Middlesex County (Southern District) Registry of Deeds on March 19, 2020, in Book No. 74312, at Page 109, of which mortgage the undersigned is the present holder Eastern Bank, successor by merger with Century Bank and Trust Company, A Massachusetts Chartered Company, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 10:00 AM, on January 15, 2025 on the mortgaged premises being known as 99 Pearson Avenue, Somerville, MA, being all and singular the premises described in said mortgage to wit:

A certain parcel of land with the buildings thereon, lying on the southeasterly side of Pearson Avenue in said Somerville, being now #99 Pearson Avenue, and being now #99 Pearson Avenue, and being shown as Lot 290 on plan of House Lots, surveyed for W.A. Rice, dated July 1, 1899, Charles D. Elliott, Engineer, and recorded with Middlesex South District Deeds In Book of Plans 123, Plan 13, bounded and described as follows: NORTHEASTERLY: by Lot 289, seventy-five (75) feet;  
SOUTHEASTERLY: by Lot 339, forty-four (44) feet;  
SOUTHWESTERLY: by lot 291, seventy-five (75) feet;  
NORTHWESTERLY: by said Pearson Avenue, forty-four (44) feet.

Being the same premises as conveyed to the mortgagor by deed of Paula M. LeBlanc, dated April 8, 2018, recorded at Middlesex County (Southern District) Registry of Deeds on October 16, 2019, in Book No. 73465, at Page 34.

The above described premises will be sold **SUBJECT TO First Mortgage** to Mortgage Electronic Registration Systems, Inc., as nominee for Fairway Independent Mortgage Corporation, its successors and assigns, dated November 15, 2019 and recorded at Middlesex County (Southern District) Registry of Deeds on November 20, 2019 in Book 73689, Page 102, in the amount of \$275,000.00 and with the benefit of all restrictions, easements, covenants, conditions, building and zoning laws, to any and all unpaid taxes, tax titles, water and sewer charges, municipal or other public taxes, assessments or liens, rights of tenants and parties in possession, if any.

### **TERMS OF SALE:**

A deposit of \$7,500.00 DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The successful bidder will be required to execute an Auction Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid in cash, by certified check, by cashier's check, or other check satisfactory to Mortgagee's attorney within thirty (30) days thereafter at the offices of BARSH AND COHEN, P.C., Attorneys for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.

Dated: December 11, 2024

(signed:) Eastern Bank, successor by merger with  
Century Bank and Trust Company, A  
Massachusetts Chartered Company  
Present Holder of said Mortgage  
By its Attorneys,  
Barsh and Cohen, P.C.

Neil Cohen, Esquire  
Attorney for the Mortgagee  
500 Turnpike Street Suite 201, Canton, MA 02021  
(617) 332-4700