

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Brian C. Jacobs, to County Mortgage, LLC, dated September 16, 2014, and filed with the Middlesex County (Southern District) Registry District of the Land Court as Document No. 1681233, as noted on Certificate of Title No. 257675, 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 11:00 A.M. on the 11th day of April 2024, at 787 Pleasant Street, Marlborough, MA 01752, all and singular the premises described in said mortgage,

To wit:

That certain parcel of land with the improvements thereon situated in Marlborough, Middlesex County, Massachusetts, described as follows:

Westerly	by Pleasant Street, 150.98 feet;
Northerly	by land now or formerly of Clement D. Benoit et ux 239.20 feet;
Easterly	by land now or formerly of Wallace W. Gaucher 150.00 feet; and
Southerly	by land now or formerly of Robert L. Gainley et al 256.36 feet.

All of said boundaries are determined by the Court to be located as shown on a plan, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 525, Page 55, with Certificate 79005 (Plan 23927A). Unnumbered Lot.

For title reference see deed filed with Middlesex County District of the Land Court, herewith.

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

Terms of sale: A deposit of five thousand dollars (\$5,000) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by wire transfer to Demerle Hoeger LLP, 10 City Square, 4<sup>th</sup> Floor, Boston, MA 02129 within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

Other terms, if any, to be announced at the sale.

County Mortgage, LLC,  
Present holder of said mortgage,  
By its Attorneys,  
Demerle Hoeger LLP  
10 City Square, 4<sup>th</sup> Floor  
Boston, MA 02129  
(617) 337-4444