

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 Paicopolos Construction Company, LLC a Massachusetts Limited Liability Company to Sharon E. Ray, dated March 30, 2018 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 70808, Page 161, of which mortgage Sharon E. Ray 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 10:00am on Friday, February 22, 2019 on the mortgaged premises located at 238 Lexington Street, Woburn, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land known and numbered as 238 Lexington Street, Woburn, Middlesex County, Massachusetts, together with the buildings thereon, being bounded and described as follows:

A parcel of land on the easterly side of Lexington Street, Woburn, Massachusetts beginning at a point on Lexington Street, at the boundary of land now or formerly of Marion running northeasterly 59° 39' 20" for fifty (50') along the boundary of land now or formerly of Marion; then the line runs southeasterly 59° 39' 40" for fifty feet (50') along land now or formerly of the City of Woburn; thence the line runs southwesterly 59° 39' 20" along land now or formerly of the City of Woburn for fifty feet (50') to Lexington Street; thence the line runs northwesterly 0° 39' 40" for fifty feet (50') along Lexington Street.

The land is more accurately described by referring to "Plan of Lot, Lexington Street, Woburn, Massachusetts, drawn by George W. Olson, Engineer on May 7, 1963" and recorded with said Deeds at Book 10340, Page 272. For mortgagor's title see deed recorded with the Middlesex County (Southern District) Registry of Deeds at Book 70808, Page 157.

These premises will 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 (\$5,000.00) Dollars 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 certified or bank check at Scafidi Juliano, LLP, 40 Washington Street, Suite 201, Wellesley, Massachusetts 02481, 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. The description of the premises contained in said mortgage shall control in the event of an error in this publication

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

SHARON E. RAY
Present holder of said mortgage

By its Attorneys,
SCAFIDI JULIANO, LLP
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