

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 Sean Naughton and Melissa Naughton to Mortgage Electronic Registrations Systems, Inc. ("MERS"), dated October 21, 2005 and recorded with the Middlesex County Registry of Deeds at Book 46334, Page 109, of which mortgage NPR Capital, LLC is the present holder, by assignment of mortgage dated November 26, 2013 and recorded with Middlesex County Registry of Deeds in Book 63090, Page 225 for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 10:00 AM on April 14, 2017, on the mortgaged premises located at 7 Harrison Street, Reading, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land with the buildings thereon situated in the City of Reading, Middlesex County, Massachusetts, being known as and numbered 7 Harrison Street, with the buildings thereon and being shown as Lot B on a Plan of Lots in Reading surveyed for Francis Spring, dated May 1945, H. Kingman Abbott, Surveyor, and recorded with Middlesex South District Deeds, Book 6906, Page 67, and bounded and described as follows:

WESTERLY by Harrison Street, eighty (80) feet;

NORTHERLY by land now or formerly of Frank W. Webb, et al, as shown on said plan, one hundred fifty-three and 66/100 (153.66);

EASTERLY by land now or formerly of William P. Pierpont, et al, as shown on said plan, fifty-eight and 49/100 (58.49) feet and eleven and 51/100 (11.51) feet; and

SOUTHERLY by Lot A, as shown on said plan, one hundred thirty-four and 90/100 (134.90) feet.

Containing 10,696 square feet according to said plan.

For mortgagor's(s) title see deed recorded with Middlesex County Registry of Deeds in Book 46334, Page 88.

Said premises will be sold subject to an existing first mortgage dated October 21, 2005 Mortgage Electronic Registration Systems, Inc. ("MERS") as nominee for EquiFirst Corporation and in the original principal amount of \$304,000.00 and recorded with said Deeds in Book 46334, Page 90, as further assigned or modified.

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 the law firm of Dolan Connly, P.C., 50 Redfield Street, Boston, MA 02122, 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.

NPR CAPITAL, LLC,
By its Attorney,
DOLAN CONNLY, P.C.,
David A. Marsocci, Esq.
50 Redfield Street, Suite 202
Boston, MA 02122
(617) 265-3100