

**LEGAL NOTICE**  
**MORTGAGEE'S SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Catherine M. Rooney and Neal E. Rooney III to National City Mortgage a division of National City Bank, dated November 30, 2007 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 50429, Page 328, and as affected by a loan modification dated January 1, 2010 and recorded at Book 54789, Page 488 on August 7, 2010, and affected by a loan modification dated January 1, 2013 and recorded at Book 61346, Page 60 on March 6, 2013 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 9:00 a.m. on January 10, 2018, on the mortgaged premises located at 13 POMEROY RD, NORTH READING, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

THE LAND WITH THE BUILDINGS THEREON, SITUATED IN SAID NORTH READING, BEING SHOWN AS LOT 13P, ON A SUB-DIVISION PLAN, COUNTRY CLUB ROAD AND POMEROY ROAD, NORTH READING, MASS., ANDERSON & HOLMAN, ENGINEERS, DATED DECEMBER 29, 1955, RECORDED IN MIDDLESEX SOUTH DISTRICT DEEDS, BOOK 9448, PAGE 377, AND BOUNDED AND DESCRIBED AS FOLLOWS:

EASTERLY, BY POMEROY ROAD, ONE HUNDRED TWENTY-FIVE (125) FEET;

SOUTHERLY BY LOT 15P AS SHOWN

ON SAID PLAN, ONE HUNDRED NINE-TY-NINE AND 19/100 (199.19) FEET;

WESTERLY BY LAND NOW OR FORMERLY OF WILLIAM J. WRIGHT AND NOW OR FORMELRY OF FRANK MAZZERELLA AND JOHN CATENACCI, ONE HUNDRED TWENTY-FIVE AND 22/100 (125.22) FEET; AND

NORTHERLY BY LOT 11P AS SHOWN ON SAID PLAN, TWO HUNDRED TWELVE AND 44/100 (212.44) FEET.

CONTAINING ABOUT 25,798 SQUARE FEET,

CONVEYED SUBJECT TO A TEN (10) FOOT DRAINAGE EASEMENT AS SHOWN ON SAID PLAN,

SAID PREMISES ARE CONVEYED SUBJECT TO AND TOGETHER WITH THE BENEFIT OF EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY, INSOFAR AS THE SAME MAY NOW BE IN FORCE AND APPLICABLE TO SAID PREMISES.

FOR RECORD TITLE SEE DEED PREVIOUSLY RECORDED WITH THE MIDDLESEX COUNTY REGISTRY OF DEEDS AT BOOK 25877, PAGE 247.

For mortgagor's(s') title see deed recorded with Middlesex County (Southern District) Registry of Deeds in Book 25877, Page 247.

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 Ten Thousand (\$10,000.00) 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 Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, 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.

PNC BANK, NATIONAL ASSOCIATION

Present holder of said mortgage

By its Attorneys,  
HARMON LAW OFFICES, P.C.  
150 California Street  
Newton, MA 02458  
(617) 558-0500  
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