

~LEGAL NOTICE~



COMMONWEALTH OF MASSACHUSETTS
Land Court Department
Trial Court

NORFOLK, SS.

CASE NO. 26 MISC 00006 (DRR)

Ephesus LLC
v.
Cumex Mortgage Corporation Inc.

TO: any former stockholders, officers, creditors, and any other persons claiming any interest in Cumex Mortgage Corporation Inc., a defunct Massachusetts corporation with a former principal place of business in Saugus, Essex County, and said Commonwealth, or their heirs, devisees, legal representatives, successors or assigns:

You are hereby notified that a complaint has been filed by the above-named plaintiff in which you are named as an interested party. This complaint concerns a certain parcel of land in Braintree, Norfolk County, and said Commonwealth being known as and numbered 87 Arborway Drive. Plaintiff alleges that title to the Property is clouded by a paid-in-full but improperly discharged mortgage of record. Plaintiff seeks a judgment equitably discharging the mortgage from prior owners Thomas J. Woods, Jr. and Patricia A. Woods to Telephone Workers Credit Union dated October 21, 1993, in the amount of Eighty Thousand Dollars (\$80,000.00), filed in the Norfolk County Registry of Deeds at Book 10163 Page 599, on October 21, 1993, declaring plaintiff holds title to the Property free and clear of any claims of the defendants, and for such other relief deemed just.

This complaint may be examined at the Land Court, Boston, Massachusetts, or online at www.masscourts.org. Information on how to search Land Court dockets is available on the Land Court website: www.mass.gov/how-to/find-a-land-court-case-docket. A copy of said complaint may also be obtained from plaintiff's attorney.

If you intend to make any defense, you are hereby required to serve upon the plaintiff's attorney, Kurt F. Stuckel, Esq. of 17 Grant Street, Stoneham, MA 02180, an answer to the complaint on or before the second day of March, 2026, next, the return day, hereof, and a copy thereof must be filed in this court on or before said day.

If you fail to do so, judgment by default will be taken against you for relief demanded in the complaint. Unless otherwise provided by Rule 13(a), your answer must state as a counterclaim any claim which you may have against the plaintiff which arise out of the transaction or occurrence that is the subject matter of the plaintiffs' claim, or you will thereafter be barred from making such claim in any other action.

**Witness, Gordon H. Piper, Chief Justice of the Land Court, the sixteenth
day of January, 2026.**

Attest:
Deborah J. Patterson
Recorder
January 23, 2026