

## 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 Joseph Vara a/k/a Joseph A. Vara, Diana Vara to Salem Five Mortgage Corporation, dated July 29, 1994 and recorded in the Essex County (Southern District) Registry of Deeds in Book 12683, Page 276, of which mortgage the undersigned is the present holder, by assignment from:

Salem Five Mortgage Corporation to Salem Five Cents Savings Bank, recorded on July 29, 1994, in Book No. 12683, at Page 285

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 4:00 PM on January 27, 2025, on the mortgaged premises located at 33 Longwood Avenue, Saugus, Essex County, Massachusetts, all and singular the premises described in said mortgage,

### TO WIT:

A certain parcel of land, situated in Saugus, Essex County, and being shown as Lot 2 as shown on a "Plan of Land in Saugus, Massachusetts, prepared for Guy and Ralph Meola, Trustees, Saugus Realty Trust, " dated February 26, 1993, drawn by Parsons and Faia, Inc., Registered Land Surveyors, and recorded in Book 285, Plan 18 with the Essex South Registry of Deeds, reference to which plan may be had for a more particular description of said Lot 2.

Containing, according to said plan, 48,894 square feet of land, more or less, and being Lot 2 as shown on said plan, however otherwise bounded, measured or described.

Subject to easements and restrictions of record, if any there be, so far as the same are now in force and applicable,

For mortgagor's(s) title see deed recorded with Essex County (Southern District) Registry of Deeds in Book 12154, Page 535.

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 Fifteen Thousand (\$15,000.00) 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 St., 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.

SALEM FIVE CENTS SAVINGS BANK  
Present holder of said mortgage

By its Attorneys,  
HARMON LAW OFFICES, P.C.  
150 California St.  
Newton, MA 02458  
(617)558-0500  
26746