

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 15 Woodrow Avenue, Haverhill, MA 01830

By virtue and in execution of the Power of Sale contained in a certain mortgage given by James Leo Serratore to Salem Five Cents Savings Bank, and now held by **Salem Five Cents Savings Bank**, said mortgage dated January 24, 2006 and recorded in the Essex County (Southern District) Registry of Deeds in Book 25324, Page 328, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on August 23, 2019 at 3:00PM Local Time** upon the premises, all and singular the premises described in said mortgage, to wit:

*The land with buildings thereon in Haverhill, Essex County, Massachusetts, on the Southerly side of Woodrow Avenue, bounded as follows:*

*Beginning at a point on the southerly line of Woodrow Avenue, a private way, 282 feet in an easterly and slightly northerly direction from Main Street; thence in a southerly and slightly easterly direction 130 feet to a drill hole in a stone wall at land now or formerly of Mary E. Brickett; thence in a westerly direction 72 feet by said Brickett land and said stone wall to land now or formerly of Estella R. Crowell; thence running northerly by said Crowell land 130 feet to said Woodrow Avenue; and thence easterly 72 feet by said Woodrow Avenue to the point of beginning.*

*Being the same premises conveyed by deed dated February 22, 1999 and recorded with the Essex Southern District Registry of Deeds in Book 15490, Page 512.*

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated February 22, 1999 and recorded in the Essex County (Southern District) Registry of Deeds in Book 15490, Page 512.

**TERMS OF SALE:** Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC  
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Pawtucket, RI 02860  
Attorney for Salem Five Cents Savings Bank  
Present Holder of the Mortgage  
401-217-8701