

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 9-11 Milton Ridge Road, Lynn, Essex County, Massachusetts.

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Milton Ridge, LLC (“**Mortgagor**”) to Equitable Cooperative Bank, now held by **Argo Advisors LLC**, said mortgage dated July 24, 2007 and recorded with the Essex South Registry of Deeds (“**Registry**”) at Book 27044, Page 541 and assigned to Alexandra G. Lyras by that certain Assignment of Mortgage dated October 11, 2011 and recorded at the Registry at Book 32946, Page 455 and then assigned to Argo Advisors, LLC by that certain Assignment of Mortgage dated December 12, 2013 and recorded at the Registry at Book 33024, Page 477; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on **Friday, December 27, 2019 at 10:00 AM** upon the premises set forth below, directly in front of the building in which the units are located, all and singular the premises described in said mortgage, to wit:

Units A and B in Phase V in various stages of construction (collectively, “**Units**”) of Milton Ridge Estates Condominium (the “**Condominium**”) created pursuant to Chapter 183A of the Massachusetts General Laws (the “**Act**”) by Master Deed dated June 27, 2008 and recorded with the Registry at Book 27904, Page 163, First Amendment to Master Deed, dated July 8, 2009, and recorded at the Registry at Book 28769, Page 49, Second Amendment dated July 23, 2010, and recorded at the Registry at Book 29626, Page 298, Third Amendment dated June 17, 2013 and recorded at the Registry at Book 32618, Page 32, Fourth Amendment dated November 7, 2013 and recorded at the Registry at Book 32946, Page 458, and Fifth Amendment dated January 15, 2016 and recorded at the Registry at Book 34665, Page 41, as may be amended from time to time (the “**Master Deed**”), together with (a) an undivided percent interest in both the common areas and facilities of the Condominium and the organization of unit owners through which the Condominium is managed and regulated as set forth in the Master Deed, (b) the exclusive right to use the parking spaces, steps, deck or walkway and storage area, if any, assigned to the Units, (c) any and all of the rights of the Mortgagor as Declarant under the Master Deed and (d) such other rights and easements appurtenant to the Units as may be set forth in any document governing the operation of the Condominium, including without limitation the Master Deed, the By-Laws of the organization of the unit owners, and any administrative rules and regulations adopted pursuant thereto (all of which are hereinafter referred to as the “**Condominium Documents**”).

For Mortgagor's title see deed dated June 13, 2007 and recorded at the Registry at Book 27044, Page 536 and see deed dated July 19, 2007 and recorded at Registry at Book 27044, Page 534 and see deed dated July 19, 2007 and recorded at Registry at Book 27044, Page 539

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.

TEN THOUSAND (\$10,000.00) 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.

Howard S. Goldman
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Present Holder of the Mortgage
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