

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Elizabeth J. Moran to Georgetown Savings Bank dated January 14, 2011 and recorded with the Essex County (Southern District) Registry of Deeds, in Book 30161, Page 144, 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 10:00 AM, on March 5, 2020**, on the premises known as **152 North Street, Georgetown, Massachusetts**, the premises described in said mortgage, together with all the rights, easements, and appurtenances thereto, to wit:

A tract of land, with the buildings thereon, situated in said Georgetown, Essex County, Massachusetts, bounded and described as follows:

Beginning at the Northeasterly corner thereof at a point on the Westerly side of North Street at land now or formerly of Yeaton; thence running Southerly by North Street two hundred feet to a point; thence turning at an angle of 90 and running Westerly by land retained by Louis M. Holt, Jr. and Doris F. Holt to the Boston & Maine Railroad location; thence turning and running Northerly by said the Boston & Maine Railroad location to said land of Yeaton; thence turning and running Easterly by said Yeaton land and a stone wall to North Street and the point of beginning.

Terms of Sale: These premises are being sold subject to any and all unpaid real estate taxes, water rates, municipal charges and assessments, condominium charges, expenses, costs, and assessments, if applicable, federal tax liens, partition wall rights, statutes, regulations, zoning, subdivision control, or other municipal ordinances or bylaws respecting land use, configuration, building or approval, or bylaws, statutes or ordinances regarding the presence of lead paint, asbestos or other toxic substances, sanitary codes, housing codes, tenancy, and , to the extent that they are recorded prior to the above mortgage, any easements, rights of way, restrictions, confirmation or other matters of record.

Purchaser shall also bear all state and county deeds excise tax. The deposit of \$10,000.00 is to be paid in cash or bank or certified check at the time and place of the sale, with the balance of the purchase price to be paid by bank or certified check within forty-five (45) days after the date of the sale, to be deposited in escrow with Guaetta and Benson, LLC, at 73 Princeton Street, Suite 208, North Chelmsford, Massachusetts.

In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder or, thereafter, to the next highest bidders, providing that said bidder shall deposit with said attorney, the amount of the required deposit as set forth herein within five (5) business days after written notice of the default of the previous highest bidder.

Other terms, if any, are to be announced at the sale.

Dated: February 13, 2020
Present holder of said mortgage

Salem Five Bank, Successor by Merger to Georgetown Savings Bank
by its Attorneys
Guaetta and Benson, LLC
Peter V. Guaetta, Esquire
P.O. Box 519
Chelmsford, MA 01824