

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 Donna M. Bourassa, Roland P. Bourassa to Lowell Co-operative Bank, dated November 5, 2003 and recorded in the Middlesex County (Northern District) Registry of Deeds in Book 16515, Page 44 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 1:00 PM on April 27, 2020, on the mortgaged premises located at 70 Mount Pleasant Street, Lowell, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land in Lowell, Middlesex County, Massachusetts, with the buildings thereon, situated on the southwesterly side of Mount Pleasant Street, and being shown as Lot 4 on a plan of land entitled, "Subdivision Plan of Land in Lowell, MA, belonging to Robert & Katherine Charette, compiled by Village Engineering & Surveying, Dracut, MA, Scale: 1" = 40', dated June 25, 1982" which plan is recorded with Middlesex North District Registry of Deeds, Plan Book 136, Plan 150, bounded and described as follows: NORTHEASTERLY by Mount Pleasant Street, as shown on said plan,, 65,0 feet; SOUTHEASTERLY by land of George & Doris Blanchette, as shown on said plan, 108.0 feet; SOUTHWESTERLY by Lot 1, as shown on said plan, 65.0 feet; and NORTHWESTERLY by Lot 3, as shown on said plan, 108.0 feet, Containing, 7,020 square feet of land, more or less, according to said plan. For grantor's title see deed of Robert R. Charette dated July 22, 1983, recorded with Middlesex North District Registry of Deeds, Book 2634, Page 413.

Subject to a first mortgage held by Salem Five Cents Savings Bank s/b/m Sage Bank f/k/a Lowell Co-operative Bank dated October 25, 2005 and recorded in the Middlesex County (Northern District) Registry of Deeds at Book 19454, Page 210 in the original principal amount of \$160,000.00.

For mortgagor's(s') title see deed recorded with Middlesex County (Northern District) Registry of Deeds in Book 2634, Page 413.

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 Five Thousand (\$5,000.00) 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 S/B/M
SAGE BANK F/K/A LOWELL CO-OPERATIVE
BANK

Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
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15494