

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 Lisa McCarthy to Lowell Cooperative Bank, dated July 21, 2010 and recorded in the Middlesex County (Northern District) Registry of Deeds in Book 24117, Page 115, 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 October 8, 2024, on the mortgaged premises located at 200 Totman Road, Dracut, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land on Totman Road in Dracut, County of Middlesex, Commonwealth of Massachusetts, with the buildings thereon, and described as follows:

Beginning at the most southerly corner thereof on said Totman Road at the Lowell-Dracut Town line, thence running

Northwesterly along said Town Line, six hundred seventy four (674) feet to land now or formerly of J.S. Cutler; thence

North 14° East along said Cutler land, one hundred thirty four (134) feet to land supposed now or formerly of T.J. Underwood; thence

North 88° 30' East on said Underwood land, two hundred fifty-five (255) feet to a corner at land formerly of George J. Carney; thence

South 19° East on said Carney land, four hundred forty seven and one half (447.5) feet; thence

South 11° 30' East still on said Carney land, one hundred eighty seven (187) feet to said Totman Road; thence

Southwesterly on said Totman Road, sixty two (62) feet to the point of beginning.

Subject to a first mortgage dated July 21, 2010 and recorded in the Middlesex County (Northern District) Registry of Deeds at Book 24117, Page 98 in the original principal amount of \$44,000.00.

For mortgagor's(s') title see deed recorded with Middlesex County (Northern District) Registry of Deeds in Book 17400, Page 24.

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.
150 California St.
Newton, MA 02458
(617)558-0500
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