

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage and security agreement given by Anthony Freda ("Mortgagor") to North Shore Bank, dated March 11, 2014, and registered with the Essex District of the Land Court as Document Number 550676, of which mortgage the undersigned, North Shore Bank, A Cooperative Bank, 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 **11:00 A.M. on the 10th day of May, 2018**, on the mortgaged premises known and numbered as **7 Sylvan Circle, Lynnfield, Massachusetts**, all and singular the premises described in said mortgage, to wit:

First Parcel:

Southeasterly by a road, now called Sylvan Circle, seventy (70) feet;

Southwesterly one hundred (100) feet;

Northwesterly seventy (70) feet by land now or formerly of Laura G. Reeg; and

Northeasterly by Lot 31, as shown on plan hereinafter mentioned, one hundred (100) feet.

All of said boundaries are determined by the Court to be located as shown upon plan numbered 15627-E, drawn by Otis W. McIntosh, Civil Engineer, dated June 20, 1939, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate of Title # 12556 in said Registry, and the above described land is shown as Lot #32, on last mentioned plan.

Second Parcel:

Southeasterly by Sylvan Circle, fifteen (15) feet;

Southwesterly by Lot 33-B, as shown on plan hereinafter mentioned, one hundred (100) feet;

Northwesterly by Lot 46, as shown on said plan, fifteen (15) feet; and

Northeasterly by Lot 32, as shown on said plan, one hundred (100) feet.

All of said boundaries are determined by the Court to be located as shown upon plan numbered 15627-I, drawn by John F. Rand, Civil Engineer, dated November 28, 1941, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate of Title # 14120 in said Registry, and the above described land is shown as Lot # 33-A, on last mentioned plan.

So much of the above described land as is included within the limits of said Sylvan Circle, is subject to the rights of all persons lawfully entitled thereto in and over the same; and there is appurtenant to said above-described land the right to use Rossmore Road, as shown on plan filed with Certificate # 11710 in said Registry, in common with others entitled thereto, as described in Document # 34202 in said Registry.

The above described land is subject to the restrictions and provisions as described in two deeds from Laura G. Reeg to Lucien Morel et al Trs., one of Lot 32, dated June 16, 1941, and filed as Document #40832, and one of Lot # 33-A, dated October 28, 1941, and filed as Document # 42119 in said Registry.

The premises to be sold subject to and with the benefit of all rights of way, easements, covenants, restrictions, buildings and zoning laws, improvements, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, mortgages, existing encumbrances, and all other claims in the nature of liens now existing or hereafter arising, having priority over the Mortgage, if any there be. The premises shall also be sold subject to the right of redemption of the United States of America, if any there be.

TERMS OF SALE: **Fifteen Thousand Dollars (\$15,000.00)** will be required to be paid by certified check or bank cashier's check made payable to the Mortgagee at the time and place of sale as a deposit. The balance is to be paid to the Mortgagee by certified check or by bank cashier's check within thirty (30) days after the sale at the Law Office of F. Robert Allison, Attorney at Law, 159 Derby Street, Salem, Massachusetts. Time is of the essence. The successful bidder shall be required to sign a Memorandum of Sale at the Auction Sale.

The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

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

OTHER TERMS, IF ANY, TO BE ANNOUNCED AT THE SALE.

DATE: 4/3/18

NORTH SHORE BANK,
A COOPERATIVE BANK,
Present holder of said Mortgage,
By its attorney,



F. ROBERT ALLISON, ESQUIRE
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