

Salem News, The



Publication Name:

Salem News, The

Publication URL:

www.salemnews.com/

Publication City and State:

Salem, MA

Publication County:

Essex

Notice Popular Keyword Category:

Notice Keywords:

hill topsfield

Notice Authentication Number:

202001030918271021544

1753305902

Notice URL:

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Notice Publish Date:

Tuesday, December 31, 2019

Notice Content

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 Richard H. Ayer and Edlita Ayer ("Mortgagors") to North Shore Bank, dated August 19, 2016, and recorded in the Essex County (Southern District) Registry of Deeds in Book 35197, Page 558, of which mortgage the undersigned, North Shore 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 22nd day of January, 2020, on the mortgaged premises known and numbered as 85 Hill Street, Topsfield, Massachusetts, all and singular the premises described in said mortgage, to wit:

The land with all the buildings and improvements thereon, situated at 85 Hill Street, Town of Topsfield, Essex County, Commonwealth of Massachusetts, said premises being further described as follows:

Lot 14A on plan entitled "Plan showing proposed widening of Hill Street, Topsfield, Massachusetts (including proposed acquisitions) dated October and November 1970 and revised February 1971" and drawn by Clifton F. Goodwin, Registered Professional Engineer, Haverhill, Massachusetts, and recorded in Essex South District Registry of Deeds in Plan Book 118, Plan 95 (4 plans) to which reference may be made for a more particular description. 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 re-

quired 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, 447 Boston Street, Suite 9, Topsfield, 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.

NORTH SHORE BANK,

Present holder of said Mortgage,

By its attorney,

F. ROBERT ALLISON, ESQUIRE

447 Boston Street, Suite 9

Topsfield, MA 01983

(978) 740-9433

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