

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 Coree J. Chandler and Craig A. MacKinnon to Washington Savings Bank, dated October 19, 2018, and recorded with the Middlesex North Registry of Deeds in Book 32498 at Page 263, 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, the mortgaged premises located at 15 Bonni Avenue, Dracut, Middlesex County, Massachusetts 01826, will be sold at Public Auction at 10 o'clock A.M. on the 7th day of March 2023 at the mortgaged premises more particularly described below, all and singular the premises described in said mortgage, to wit:

The land in said Dracut, with the buildings thereon, situated on the Easterly side of Bonnie Avenue and being shown as Lot 7 on a plan of land entitled, "Corrected Plan, portion of a subdivision to be known as Bonnie Heights", which plan is recorded in Middlesex North District Registry of Deeds, Book of Plans 83, Plan 92, and bounded and described as follows:

Westerly by said Bonnie Avenue, by four courses, 128.00 feet;

Northerly by Lot 8 on said plan, 59.00 feet;

Easterly partly by Lot 1 and partly by Lot 2 and partly by Lot 3 on said plan 193.00 feet; and Southwesterly by Lot 6 on said plan, 100.00 feet.

Containing 10,275.00 square feet of land, more or less, and being a portion of the First Parcel described in deed from the Federal Land Bank in Springfield, Massachusetts, to Stanley Edward Lachut, dated September 30, 1994 and recorded in said Registry of Deeds, Book 1029, Page 5.

See also deed from Erwin R. Lachut to said Stanley Edward Lachut, dated February 28, 1949, recorded in said Registry of Deeds, Book 1110, Page 293.

This conveyance is subject to any and all rights given to the Lowell Electric Light Corporation and the New England Telephone and Telegraph Company now of record.

Meaning and intending to describe and convey, and hereby conveying, all of the same premises conveyed to the within Mortgagor's by deed of Ann Marie Condike, Trustee and Lester W. Monette, Jr. of near or even date and recorded with the Middlesex North Registry of Deeds herewith.

Premises to 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 dollars (\$5,000) 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 Weicker Law, PLLC, 6 Courthouse Lane, Unit 5, Chelmsford MA 01824 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. In the event of an error in this publication, the description of the premises contained in said mortgage shall control. Other terms, if any, to be announced at the sale.

Washington Savings Bank, Present holder of said mortgage, By its Attorneys, WEICKER LAW, PLLC, 6 Courthouse Lane, Unit 5, Chelmsford MA 01824, (978)496-8558