

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by William Jerome Kilgoe, III to Mortgage Electronic Registration Systems, Inc as a nominee for Eastern Bank, dated March 24, 2017 and registered at Essex County (Northern District) Registry District of the Land Court on March 24, 2017, Document No. 115834, as noted on Certificate of Title No. U40-010, of which mortgage the undersigned is the present holder Eastern Bank by virtue of an Assignment to Eastern Bank, dated April 24, 2024 and registered at Essex County (Northern District) Registry District of the Land Court on April 29, 2024, Document No. 129921, as noted on Certificate of Title No. U40-010, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 12:00 PM, on October 22, 2024 on the mortgaged premises being known as 347 Water St. Unit 347, Lawrence, MA, being all and singular the premises described in said mortgage to wit:

Unit Number 347 of the St. Augusta Landing Condominium, a condominium created by Master Deed dated March 30, 2007 and filed on April 12, 2007 with the North Essex Registry of Deeds, Division of the Land Court, as Document No. 93987 as noted of Certificate of Title No. C-40, as amended. The post office address of the condominium is 347 Water Street, Lawrence, MA 01841. The unit is conveyed subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in G.L. c. 183A, the Master Deed and the By-Laws filed therewith. The condominium and each of the units is intended for residential purposes and other uses as permitted by the applicable Zoning Ordinances as set forth in the Master Deed. The undivided percentage interest of the unit conveyed hereunder in the common areas and facilities is 10%.

Being the same premises as conveyed to the mortgagor by deed of St. Augusta Landing Limited Liability Company, dated March 24, 2017, registered at Essex County (Northern District) Registry District of the Land Court on March 24, 2017, in Document No. 115833, as noted on Certificate of Title No. U40-010.

The above described premises will be sold **SUBJECT TO** and with the benefit of all restrictions, easements, covenants, conditions, building and zoning laws, to any and all unpaid taxes, tax titles, water and sewer charges, municipal or other public taxes, assessments or liens, rights of tenants and parties in possession, if any.

TERMS OF SALE:

A deposit of \$7,500.00 DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The successful bidder will be required to execute an Auction Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid in cash, by certified check, by cashier's check, or other check satisfactory to Mortgagee's attorney within thirty (30) days thereafter at the offices of BARSH AND COHEN, P.C., Attorneys for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.

Dated: September 22, 2024

(signed:) Eastern Bank
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil Cohen, Esquire
Attorney for the Mortgagee
500 Turnpike Street Suite 201, Canton, MA 02021
(617) 332-4700