

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 Thunder Road Realty, LLC originally to Pentucket Bank and later by Assignment to GRA Real Estate Holdings, LLC dated May 14, 2020 and recorded with the Southern Essex County Registry of Deeds, Book 38658, Page 325, 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 11:00 o'clock, A.M. on the 14th day of November, 2024, 2 Industrial Way, Georgetown, Massachusetts, all and singular the premises described in said mortgage,

TO WIT: The land in Georgetown, Essex County, Massachusetts, shown as Lot 3 on "Definitive Plan, Industrial Ways, Scale 1"=40', July 5, 1983, Owner: Daniel P. Wellbery," Frank C. Hancock, R.P.E., R.L.S., Hancock Survey Associates, Inc., 85 Maple Street, Danvers, MA which plan is recorded in the Essex South District Registry of Deeds in Plan Book 181, Plan 70, bounded and described as follows:

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| SOUTHEASTERLY EASTERLY | By Tenney Street, five and Eighty-Eight Hundredths (5.88) feet; on a curved line by Industrial Way, Thirty-Eight and Nineteen Hundredths (38.19) feet; |
| NORTHEASTERLY | by said Industrial Way, Seventy-Five and Eighty-Two Hundredths (75.82) feet; |
| NORTHEASTERLY | on a curved line by said Industrial Way, Twenty-Six and Eighty-Six Hundredths (26.86) feet; |
| NORTHERLY | on a curved line by said Industrial Ways, Seventy-Eight and Fifty- Six Hundredths (78.56) feet; |
| NORTHWESTERLY NORTHEASTERLY | by Lot 2 as shown on aforementioned plan Five (5.00) feet; on three courses by said Lot 2, Two Hundred Twenty-Seven (227.00) feet, Four Hundred Thirty-Nine and Seventy-Seven Hundredths (439.77) feet and One Hundred Seventy-Seven (177) feet, more or less; |
| NORTHWESTERLY SOUTHWESTERLY | by Interstate Route 95, Six Hundred Sixty-Six (666.00) feet; by land now or formerly of James D. Moulison, Five Hundred Fifteen and Sixty-Two Hundredths (515.62) feet. |

Said premises containing 3.449 acres, more or less, according to said plan.

Said premises are conveyed with the fee to Industrial Way, subject to such rights as others may have to said Way.

Subject to and with the benefit of the 30-foot wide Drainage Easement shown on said plan to the extent such easements, restrictions, covenants and agreements relating to said 30-foot wide Drainage Easement are in force and applicable.

For Mortgagor's(s') title see deed recorded with Essex South County Registry of Deeds in Book 25412, Page 101.

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 and 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 Fifteen Thousand (\$15,000.00) 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 to GRA Real Estate Holdings, LLC, at 780 Lafayette Road, Seabrook, New Hampshire, or by mail to P.O. Box 2750, Seabrook, New Hampshire 03874, 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 announce at the sale.

GRA Real Estate Holdings, LLC
Present holder of said mortgage

By its Attorney,
John Gillen, Esquire
490 Lafayette Road
Hampton, New Hampshire 03842
(603) 929-9000