

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Donald Bullens to Eastern Bank, dated August 14, 2019 and recorded at Essex County (Southern District) Registry of Deeds on September 17, 2019, in Book No. 37847, at Page 241, of which mortgage the undersigned is the present holder Eastern Bank, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 10:00 AM, on April 1, 2025 on the mortgaged premises being known as 28 Wamesit Avenue, Saugus, MA, being all and singular the premises described in said mortgage to wit:

THE LAND IN SAUGUS, IN SAID COUNTY OF ESSEX, TOGETHER WITH THE BUILDINGS THEREON, BOUNDED AND DESCRIBED AS FOLLOWS:

WESTERLY: BY WAMESIT AVIENUE, 60 FEET;

SOUTHWESTERLY: BY SAID WAMESIT AVIENUE, 67.15 FEET;

SOUTHERLY: BY LOT 88 ON PLAN HEREINAFTER MENTIONED, 70 FEET;

EASTERLY. BY LOT 91 ON SAID PLAN, 60 FEET,

NORTHERLY· BY LOT 92 ON SAID PLAN, 20 FEET; AGAIN

EASTERLY: BY LOT 92,60 FEET; AND AGAIN

NORTHERLY: BY LOT 85 ON SAID PLAN, 80 FEET.

BEING THE SAME PREMISES CONVEYED TO THE HEREIN NAMED GRANTOR(S) BY DEED RECORDED WITH ESSEX SOUTH COUNTY REGISTRY OF DEEDS DATED MARCH 12, 2010 AND RECORDED IN BOOK 29524, PAGE 540 ON JUNE 11, 2010.

THIS DOES NOT CONVEY ALL OF CAPITOL MANAGEMENT LLC'S ASSETS.

Being the same parcel conveyed to Donald Bullens, individually Grantee(s) from Jerry Scoppettuolo, Manager of Capitol Management LLC, Grantor(s), by virtue of a Deed dated June 25, 2010, recorded June 28, 2010, in Deed Book 29559, Page 497, as Instrument Number 2010062800102, County of Essex, State of Massachusetts.

Parcel ID: SAUG M:004-F B:0002 L.0002

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: February 26, 2025

(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