

PARTIES OF INTEREST: Stephen J. Cabral; Cynthia J. Cabral; US Bank, N.A., MERS, Merrimack Valley Federal Credit Union, and Massachusetts Department of Transportation

RECEIVER'S NOTICE OF SALE OF REAL ESTATE

By virtue of the Order for Appointment of Receiver issued by the Northeast Housing Court in the case entitled "City of Methuen v. Stephen J. Cabral, et al.," Docket No. 14-CV-0037 recorded with the Essex North District Registry of Deeds at Book 13816, Page 24 and pursuant to Order issued by the Northeast Housing Court on March 20, 2015, authorizing the Receiver to foreclose on its lien, the Receiver, The Charles Hope Companies, LLP, hereby gives notice of its intent to foreclose on its Lien regarding the premises located at 1-3 Bolduc Street, Methuen, Massachusetts on June 5, 2015 at 2:00PM at the mortgaged premises. The premises are described as follows:

The land in Methuen with buildings thereon bounded and describe as follows:

A certain parcel of land, with the buildings thereon, situated in Methuen, and being shown as Lot #42 on Lot Plan of Land of Napoleon Bolduc, Methuen, Mass. Dated January 1925, John J. Collins, Engineer, and recorded in North Essex Registry of Deeds as Plan #627, bounded and described as follows:

Northerly: one hundred (100) feet by Lot #41 as shown on said plan;

Easterly: fifty (50) feet by part of Lot #45 as shown on said plan;

Southerly: one hundred (100) feet by Lots #43 and #44 as shown on said plan; and

Westerly: fifty (50) feet by an unnamed street as shown on said plan.

As described on Quitclaim deed recorded on November 5, 2003 at Essex Registry of Deeds and recorded at Book 8382, Page 300.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over the Receiver's lien, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cash, cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place in order to qualify as a bidder (the Receiver and its designee(s) are exempt from this requirement); high bidder to sign Memorandum of Sale upon acceptance of bid; balance of purchase price payable in cash or by certified check in thirty (30) days from the date of that sale at the offices of the Receiver's attorney: Manzi Bonanno & Bowers, 280B Merrimack Street, Methuen, MA 01844 or such other time as may be designated by the Receiver.

The description for the premises contained in said Deed to Stephen J. Cabral and Cynthia J. Cabral shall control in the event of a typographical error in this publication. Additional terms may be announced at the time of the sale.

The Charles Hope Companies, LLP
By its Attorney:
Rachel L. Judkins, Esq.
Manzi Bonanno & Bowers
280B Merrimack Street
Methuen, MA 01844
Tel: 978.686.9000