

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage and security agreement given by Ward II Social Club Salem, Inc. a/k/a Ward II Social Club of Salem, Inc., dated February 28, 2011, and recorded in the Essex County Southern District Registry of Deeds in Book 30270, Page 45, of which mortgage the undersigned, Salem Five Cents Savings Bank, 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 a.m. on the 5th day of June, 2015**, on the mortgaged premises known and numbered **1 – 3 East Collins Street, Salem, Massachusetts**, all and singular the premises described in said mortgage, to wit:

A certain parcel of land situated in Salem, Essex County, Massachusetts shown on a plan entitled: "New England Power Service Company Part of New England Electric System Boston, Mass., New England Power Company Plan of Land in Salem, Massachusetts to be Conveyed to Ward II Social Club of Salem, Inc., Scale 1" = 40' Date Aug 6, 1956 L-5840", a copy of which is attached to a deed dated November 1, 1956 and recorded with the Essex South District Registry of Deeds at Book 4334, Page 560, and bounded and described as follows:

Beginning at the Northwesterly corner of said parcel at other land of the Grantor at a point on the Easterly side of East Collins Street; said point being 21.6 feet distant Southwesterly from an iron pipe at the Southerly intersection of said East Collins Street; said point being 21.6 feet distant Southwesterly from an iron pipe at the Southerly intersection of said East Collins Street and Planters Street;

Thence running Southeasterly 271.80 feet to a point;

Thence turning and running Southwesterly 215.6 feet to a point at land now or formerly of Scher - said last two courses and distances being by other land of New England Power Company;

Thence turning and running Northwesterly by said land of Scher, 128 feet to a point at land now or formerly of Campbell;

Thence turning and running Northeasterly 27 feet to a point;

Thence turning and running Northwesterly 150 feet to said East Collins Street – said last two courses and distances being by said land of Campbell;

Thence turning and running Northeasterly by said East Collins Street 94.5 feet to the point of beginning.

Containing 41,640 square feet of land according to said plan and being a portion of the premises conveyed to the New England Power Company by deed of North Shore Gas Company dated June 6, 1955, recorded with Essex South District Deeds in Book 4198, Page 62.

The premises to be sold subject to and with the benefit of all rights of way, easements, covenants, restrictions, buildings and zoning laws, improvements, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, mortgages, existing encumbrances, and all other claims in the nature of liens now existing or hereafter arising, having priority over the Mortgage, if any there be. The premises shall also be sold subject to the right of redemption of the United States of America, if any there be.

TERMS OF SALE: Ten Thousand Dollars (\$10,000.00) will be required to be paid by certified check or bank cashier's check made payable to the Mortgagee at the time and place of sale as a deposit. The balance is to be paid to the Mortgagee by certified check or by bank cashier's check within thirty (30) days after the sale at the Law Office of F. Robert Allison, Attorney at Law, 159 Derby Street, Salem, Massachusetts. Time is of the essence. The successful bidder shall be required to sign a Memorandum of Sale at the Auction Sale.


The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

OTHER TERMS, IF ANY, TO BE ANNOUNCED AT THE SALE.

DATE: 5/1/15

SALEM FIVE CENTS SAVINGS BANK,
Present holder of said Mortgage,
By its attorney,



F. ROBERT ALLISON, ESQUIRE
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