

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by 465 BOSTON STREET LLC to ROCK AND SONS PROPERTY MANAGEMENT LLC dated November 4, 2022 and recorded with Southern Essex District Registry of Deeds at Book 41292, Page 409 and covering the premises located at 465-471 Boston Street and 1-9 Kirtland Street, Lynn, Massachusetts (the "Premises") of which mortgage Rock And Sons Property Management LLC 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 on December 5, 2023 at 1:00 PM, at or upon the mortgaged Premises, more particularly described below, being all and singular the premises described in said mortgage, to wit:

A certain parcel of land with building(s) thereon situated in Lynn, Essex County, Massachusetts, known as and numbered 465-471 Boston Street and 1-9 Kirtland Street, and being shown as Lot 1A and Lot 2A, on plan entitled, "Lynn, Massachusetts, Subdivision of Land Prepared for: Louis J. Dropski, III, 459-471 Boston Street and 1-9 Kirtland Street, Parcel ID's 038-322-051 & 052, Prepared by: Reid Land Surveyors, 365 Chatham, Street, Lynn, Massachusetts, Scale 1" = 20" dated January 7, 2015 revised 10/2/15," and recorded with the Essex South District Registry of Deeds in Plan Book 452, Plan 100. Lot 1A contains 4,469 +/- square feet of land according to said plan. Lot 2A contains 803 +/- square feet of land according to said plan. For title see Deed recorded immediately prior herewith.

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

The premises will be sold subject to and with the benefit of all rights, restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, condo liens, assessments, Title 5 requirements, tenancies, rights of possession, building and zoning laws, betterments, liens or claims and all other claims in the nature of liens, if any there be, insofar as the same are still in force and applicable to the premises. For informational purposes, the sale is subject to a senior mortgage recorded with the Southern Essex District Registry of Deeds in 41292, Page 366 .

In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference.

If the successful bidder at the foreclosure sale defaults in purchasing the property according to the terms of this notice of sale or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder (or other successive bidders, in order of their bid) provided that such other bidder deposits with Mortgagee's attorneys, Kline & Sanders, LLP, the amount of the required deposit as set forth below within three (3) business days after written notice of default of the previous highest bidder and title shall be conveyed to such other bidder within thirty (30) days of the default.

TERMS OF SALE: Ten Thousand and 00/100 Dollars (\$10,000.00) is to be paid in cash, certified check and/or bank cashier's check by the Purchaser at the time and place of sale. The balance of the purchase price is to be paid by the Purchaser by certified check and/or bank cashier's check within thirty (30) days thereafter at the offices of Kline & Sanders, LLP, 233 Needham Street, Suite 460, Newton, MA 02464.

Other terms to be announced at the sale.

ROCK AND SONS PROPERTY MANAGEMENT LLC
the present holder of said mortgage
by its attorney,
KLINE & SANDERS, LLP
233 Needham Street, Suite 460
Newton, MA 02464
(617) 964-2200