

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 21 ROLFE'S LANE LLC to Charlestown Capital, Inc., dated January 26, 2022 and recorded with the Essex County (South) Registry of Deeds on January 26, 2022 at Book 40682, Page 153, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 11:00 AM on April 15, 2025 on or near the mortgage premises being known as 21 Rolfe's Lane a/k/a 21 Rolfes Lane, Newbury, Essex County, Massachusetts, being all and singular the premises described in said mortgage to wit:

### PARCEL A

Land with the buildings thereon shown as Lot 2 on plan entitled "Plan of Land in Newbury, Mass. as surveyed for Jean C. Wilson" dated July 1, 1971 and recorded with the Essex South District Registry of Deeds, Plan Book 120, Plan 22. Said Lot 2 contains 1.41 acres according to said plan. Reference may be made to said plan for a more particular description.

### PARCEL B

Land with the buildings thereon shown as Parcel #1 on plan entitled "Plan of Division of Land of Norman Young, Rolfe's Lane, Newbury, Mass." dated July 24, 1974 and recorded with said Registry, Plan/Record Book 6103, Plan/Page 800 and as Plan No. 442 of 1974. Reference may be made to said plan for a more specific description.

For Mortgagor's title, see deed recorded at Book 40682, Page 148.

The above described premises will be sold **SUBJECT TO** and with the benefit of all restrictions, easements, building and zoning laws, to any and all prior liens, 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 TWENTY THOUSAND (\$20,000.00) DOLLARS shall be required to be made to the mortgagee by cash, certified or by cashier's check at the time and place of the sale as a deposit. The balance of the purchase price shall be paid by wire transfer, by certified check or by cashier's check within thirty (30) days thereafter to Charlestown Capital, Inc., c/o its Attorney Rosemary Traini at the address noted below in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The undersigned reserves the right to change the foregoing terms of sale by announcement, written or oral, made before the auction sale, or at the commencement thereof or at the commencement of any adjourned sale.

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: March 12, 2025

(signed:)  
Charlestown Capital Inc.  
By its Attorney,

/s/ Rosemary Traini  
Rosemary Traini, Esq.  
100 Hallet Street  
Boston, MA 02124  
781-461-8300