

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Heather A. Moro to Everett Co-operative Bank, dated June 27, 2013, and recorded with the Essex County (Southern District) Registry of Deeds in Book 32603, Page 186, 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 AM on June 12, 2025, at 21 Eudora Street, Haverhill, Essex County, Massachusetts**, all and singular the premises described in said mortgage,

TO WIT:

The land on Eudora Street shown as Lot No. 1 on "Plan of Land in Haverhill, Mass., drawn for Wilfred Buzzell dated May 1981, prepared by Merrimack Engineering Services, Inc." said Plan recorded with Essex South District Registry of Deeds, bounded according to said Plan as follows:

Northwesterly by Eudora Street, 75 feet;
Northeasterly by Lot 2, 200.26 feet;
Southeasterly by a portion of Lot 6, 72.43 feet;
Southwesterly by land n/f Edward Mikonis and land n/f Raymond C. Demarais, 201.45 feet.

Containing 14,725 square feet (.3380 acres), according to said Plan.

For title reference see Deed dated June 27, 2013, and recorded with the Essex County Southern District Registry of Deeds in Book 32603, Page 184.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or other public taxes, assessments, liens or claims in the nature of liens, or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of Ten Thousand (\$10,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance of the purchase price is to be paid by certified or bank check at Perry Krumsiek LLP, One Boston Place, Suite 2600, Boston, Massachusetts 02108, within thirty (30) days from the date of the sale. Purchaser will be required to sign a Memorandum of Sale at time and place of sale stipulating these and other terms of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price.

The undersigned holder of the mortgage reserves the right to reject any and all bids for the premises and to postpone the foreclosure sale from time to time to such subsequent date or dates as such holder deems necessary or appropriate. The description of the premises contained in said mortgage shall control in the event of an error in this

publication. Other terms, if any, to be announced at the sale.

EVERETT CO-OPERATIVE BANK

Present holder of said mortgage

By its attorneys

Perry Krumsiek LLP

One Boston Place, Suite 2600

Boston, MA 02108

(617) 720-4300