

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Thunder Road Realty, LLC to Pentucket Bank dated February 27, 2006 and recorded with the Southern Essex District Registry of Deeds at Book 25412, Page 103, and by assignment to GRA Real Estate Holdings, LLC dated May 14, 2020 and recorded with the Southern Essex District Registry of Deeds, Book 38658, Page 325, of which mortgage the undersigned 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 o'clock, A.M. on the 30th day of June, 2025, at 2 Industrial Way, Georgetown, Massachusetts, all and singular the premises described in said mortgage,

To wit: The land in Georgetown, Essex County, Massachusetts, shown as Lot 3 on "Definitive Plan, Industrial Ways, Scale 1"-40', July 5, 1983, Owner: Daniel P. Wellbery," Frank C. Hancock, R.P.E., R.L.S., Hancock Survey Associates, Inc., 85 Maple Street, Danvers, MA which plan is recorded in the Essex South District Registry of Deeds in Plan Book 181, Plan 70, bounded and described as follows:

- SOUTHEASTERLY By Tenney Street, five and Eighty-Eight Hundredths (5.88) feet;
- EASTERLY on a curved line by Industrial Way, Thirty-Eight and Nineteen Hundredths (38.19) feet;
- NORTHEASTERLY by said Industrial Way, Seventy-Five and Eighty-Two Hundredths (75.82) feet;
- NORTHEASTERLY on a curved line by said Industrial Way, Twenty-Six and Eighty-Six Hundredths (26.86) feet;
- NORTHERLY on a curved line by said Industrial Ways, Seventy-Eight and Fifty-Six Hundredths (78.56) feet;
- NORTHWESTERLY by Lot 2 as shown on aforementioned plan Five (5.00) feet;
- NORTHEASTERLY on three courses by said Lot 2, Two Hundred Twenty-Seven (227.00) feet, Four Hundred Thirty-Nine and Seventy-Seven Hundredths (439.77) feet and One Hundred Seventy-Seven (177) feet, more or less;
- NORTHWESTERLY by Interstate Route 95, Six Hundred Sixty-Six (666.00) feet;
- SOUTHWESTERLY by land now or formerly of James D. Moulison, Five Hundred Fifteen and Sixty-Two Hundredths (515.62) feet.

Said premises containing 3.449 acres, more or less, according to said plan.

Said premises are conveyed with the fee to Industrial Way, subject to such rights as others may have to said Way.

Subject to and with the benefit of the 30-foot-wide Drainage Easement shown on said plan to the extent such easements, restrictions, covenants, and agreements relating to said 30-foot-wide Drainage Easement are in force and applicable.

Premises to 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 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 One Hundred Thousand (\$100,000) Dollars to be paid by certified or bank check is required to be paid by the purchaser at the time and place of sale. The balance to be paid to GRA Real Estate Holdings, LLC at 780 Lafayette Road, Seabrook, New Hampshire, or by mail to P.O. Box 2750, Seabrook, New Hampshire 03874, within thirty (30) days from the date of the sale. Deed will be provided to the purchaser for recording upon receipt in full of the purchase price and upon clearing of funds in the case of a check. 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.

GRA Real Estate Holdings, LLC
Present holder of said mortgage

By its Attorney,
John Gillen, Esquire
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Hampton, New Hampshire 03842
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