MORTGAGEE'S SALE OF REAL ESTATE
1308 Broadway, Haverhill, MA

By virtue and in execution of the power of sale contained in a certain Mortgage given by 1308 Broadway Realty LLC to Salem Five Cents Savings Bank, said Mortgage dated October 21, 2022, and recorded with the Southern Essex Registry of Deeds, in Book 41259, Page 238, of which Mortgage the undersigned is the present holder, for breach of conditions of said Mortgage and for the purpose of foreclosing the same, the same will be sold at Public Auction at 11:00 a.m. on the 6th day of November 2025 on the mortgaged premises, hereinafter described, all and singular the premises described in said Mortgage to wit:

Locus: 1308 Broadway, Haverhill, MA 01832

The legal description of the Mortgaged Premises is hereinafter the following:

The land with the buildings thereon, situated in that part of Haverhill known as Ayers Village, on the Southerly side of Broadway, and bounded Northerly by said Broadway; Easterly by land now or formerly of Albert Jodoin and Thelma L. Jodoin, Southerly by land now or formerly of A. Hastletine, and land now or formerly of A.C. Gordon.

Excepting therefrom the parcel of land conveyed to Albert Jodoin and Thelma L. Jodoin in a deed dated November 8, 1961 and recorded at the Essex South District Registry of Deeds at Book 4845, Page 9. See Plan entitled "Plan of Land in Haverhill, Mass." As surveyed for Jacqueline H. Hines, drawn by W.S. Winifield, Registered Professional Engineer and filed with the Essex South District Registry of Dedes at Book 745, Page 1961.

Containing 25,000 square feet, more or less.

Meaning and intending to describe and encumber the same premises conveyed to 1308 Broadway Realty LLC by Deed dated December 24, 2021 and recorded with the Essex South District Registry of Deeds at Book 40608, Page 268.

In the event of any typographical error set forth in the legal descriptions contained above, the legal description of the premises, the descriptions set forth and contained in the Mortgage shall take precedence.

TERMS OF SALE: TWENTY THOUSAND ($20,000.00) DOLLARS will be required to be paid in cash, certified check or cashier's check of any bank or trust company doing business in the Commonwealth of Massachusetts, by the purchaser, at the time and place of sale as a deposit. A Memorandum of Sale ("Memorandum") shall be executed upon acceptance of the bid and all terms thereunder shall be binding upon the bidder, including the condition that should the high bidder for whatever reason fail to perform under the aforesaid Memorandum, in such event, the bidder shall forfeit the deposit in full which shall become the property of the Mortgagee. The Mortgagee reserves the right without further publication, advertisement or notification to offer the property to the second highest bidder under the same conditions set forth herein. The Mortgagee further reserves the right without further publication, advertisement, or notification, to purchase the within described property at the amount bid by the second highest bidder. The terms of the Memorandum of Sale shall be announced prior to the bid. The balance of the bid price is to be paid in cash, certified check or cashier's check drawn upon any bank or trust company doing business in the Commonwealth of Massachusetts within thirty (30) days after the date of sale to be deposited in escrow with Riccardo L. Rullo, Esq., attorney for Salem Five Cents Savings Bank. Deed (which shall be in the form of the usual Mortgagee's Deed under the Statutory Power of Sale) to be delivered within three (3) days thereafter at which time it shall be the sole and exclusive responsibility of the successful bidder to cause the same to be recorded with the Southern Essex Registry of Deeds in accordance with law.

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

SALEM FIVE CENTS SAVINGS BANK
By its attorney,
RICCARDO L. RULLO
LAW OFFICES OF RICCARDO L. RULLO, PLLP
35 BEDFORD ST, SUITE 4
LEXINGTON, MA 02420
617-447-0190

Dated: 10/06/2025