MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Celest Investments LLC to Sharon Donna LLC dated October 6, 2025 and recorded with Essex County North Registry of Deeds in Book 18402, Page 321, and covering the premises located 59 Bellevue Street, Lawrence, aka 12-22 Highgate Street, Lawrence, Massachusetts (the "Premises") of which mortgage Sharon Donna 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 April 2, 2026 at 11:00 AM, at or upon the mortgaged premises located at 59 Bellevue Street, Lawrence, Massachusetts aka 12-22 Highgate Street, Lawrence, Massachusetts, more particularly described below, being all and singular the premises described in said mortgage, to wit:

A certain parcel of land with the buildings thereon, now known as 59 Bellevue Street, Lawrence, Essex County, Massachusetts, comprising of 33,123 square feet of land more or less and shown on plan of and entitled: Plan of Land, location 59 Bellevue Street, Lawrence, MA, prepared for owners Alfonso Garcia, Patricia Valley, prepared by Frank S. Giles Land Consulting, 73 Fern Street; Lawrence, MA 01841, dated March 15, 2011, Scale: 1" = 20', which plan is recorded in the Essex North Registry of Deeds, as Plan No. 16426, to which plan reference is made for a more particular description of said land. Also being shown on Plan No. 18323 as lots marked MAP 210 LOT 7-1, MAP 210 LOT 7 and MAP 210 LOT 7-2. Meaning and intending to mortgage and hereby mortgaging the same premises conveyed to Mortgagor by Deed recorded with Essex North District Registry of Deeds in Book 17615 Page 225.

The Premises is comprised of three lots known as follows: (i) 12-14 Highgate Street, Lawrence, MA, and shown as Map 210 Lot 7-2 ("Lot 7-2") on Plan of Land Location 59 Bellevue Street, Lawrence, MA, dated June 27, 2017, Plan No. 18323 recorded with Essex County (Northern District) Registry of Deeds (the "Plan"), and (ii) 16-18 Highgate Street, Lawrence, MA shown as Map 210 Lot 7 ("Lot 7") on the Plan, and (iii) 20-22 Highgate Street, Lawrence, MA, shown as Map 210 Lot 7-1 ("Lot 7-1") on the Plan (the lots collectively are hereinafter referred to as the "Lots").

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.

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.

The Premises shall be sold As-Is, Where-is, and with all faults, latent or patent, and subject to all prior encumbrances, and without any warranties or representations whether express, implied, including, but limited to, use, rent rolls, leases, occupants, liens, encumbrances, description of the Premises, building permits, construction materials, improvements, utilities, state, and local and city ordinances.

The Premises will first be offered for sale as separate individual lots in the following order: Lot 7-1 will be sold at 11:00 a.m; Lot 7 will then be sold immediately thereafter; and Lot 7-2 will be sold immediately thereafter. Immediately after all of the Lots have been offered for sale, the entire Premises consisting of all the Lots shall then be offered for sale collectively, at public auction (the "Collective Sale").

In the event that the highest bid received for the Collective Sale exceeds the cumulative total of the highest bids received for each individual Lot, then the sale of each individual Lot shall be deemed void and all deposits paid therefor shall be refunded, and the entire Premises shall be sold to the highest bidder of the Collective Sale. Conversely, if the highest bid on the Collective Sale is less than the cumulative total of the highest bids received for each individual Lot, than the Premises will be sold to the highest bidder of each such individual Lot. Notwithstanding, the Mortgagee reserves the right to accept the bid or combination of bids that results in the highest total sale price. The Mortgagee further reserves the right to cancel any part or all of sale at any time and to change the terms at the sale or to add additional terms.

TERMS OF SALE: Bidding on each individual Lot: A deposit of $10,000.00 to be paid by certified check or bank cashier's check will be required at the time and place of sale for each Lot. Bidding on the entire Premises at the Collective Sale shall require a deposit of $30,000.00 to be paid by certified check or bank cashier's check at the time and place of sale. The balance of the purchase price is to be paid by the Purchaser by certified check 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.

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

ET - Publication Dates