

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Robert A. Mendez to Eastern Bank, dated April 2, 2020 and recorded at Essex County (Southern District) Registry of Deeds on May 5, 2020, in Book No. 38486, at Page 282, of which mortgage the undersigned is the present holder Eastern Bank, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 10:00 AM, on April 24, 2026 on the mortgaged premises being known as 43 Neptune Street, Lynn, MA, being all and singular the premises described in said mortgage to wit:

A certain parcel of land together with the buildings thereon, situated in said Lynn, known as No. 43 Neptune Street, being Lot B as shown on Sub-Division of Land owned by Edward and Elizabeth Litcofsky in Lynn, Massachusetts, dated April 13, 1948, drawn by Albert D. Martin, Registered Land Surveyor, recorded with Essex south District Registry of Deeds in Book 3634, Page 91. Containing 1,822 square feet of land, and subject to and with the benefit of easements of record so far as may now be in force and applicable. Said premises are conveyed together with the benefit of a Right of Way set forth in the above referenced plan.

Being the same premises as conveyed to the mortgagor by deed of Jesus E. Obregon, dated February 10, 2016, recorded at Essex County (Southern District) Registry of Deeds on March 9, 2016 in Book No. 34763, at Page 298.

The above described premises will be sold **SUBJECT TO** Mortgage Electronic Registration Systems, Inc as nominee for Santander Bank, N.A. dated March 8, 2016 and recorded at Essex County (Southern District) Registry of Deeds on March 9, 2016, in Book No. 34763, at Page 300 in the original principal amount of \$420,247.00 and with the benefit of all restrictions, easements, covenants, conditions, building and zoning laws, to any and all 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 \$7,500.00 DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The successful bidder will be required to execute an Auction Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid in cash, by certified check, by cashier's check, or other check satisfactory to Mortgagee's attorney within thirty (30) days thereafter at the offices of BARSH AND COHEN, P.C., Attorneys for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.

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 23, 2026

(signed:) Eastern Bank
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil S. Cohen, Esquire
Attorney for the Mortgagee
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