

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage from by James P. Hayes to Enterprise Bank and Trust Company, dated April 12, 2021, recorded with the Middlesex County (Northern District) Registry of Deeds in Book 35887, Page 131, the undersigned Rockland Trust Company, successor by merger with Enterprise Bank and Trust Company, 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, Friday, August 14, 2026

upon the hereinafter-described premises, known as and numbered as 26 Donna Road, Chelmsford, Middlesex County, Massachusetts, all and singularly the premises described in said mortgage, to wit:

SITUATED IN THE COUNTY OF MIDDLESEX AND STATE OF Massachusetts:

LOT 68 ON A PLAN ENTITLED "CHELMSFORD ACRES, PLAN OF LAND IN CHELMSFORD, MASS., DEVELOPED BY: EAST COAST BUILDERS, INC" DATED APRIL 1959 BY BRADFORD SAIVETZ, C.E., DULY RECORDED WITH THE MIDDLESEX NORTH DISTRICT DEEDS, BOOK OF PLANS 91, PLAN 65, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION, AND CONTAINING 23,111 SQUARE FEET OF LAND, MORE OR LESS, ACCORDING TO SAID PLAN.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO JAMES P. HAYES FROM JOHN L. SOUZA, JR. AND BARBARA L. SOUZA, HUSBAND AND WIFE, BY DEED DATED AUGUST 30, 1990 AND RECORDED AUGUST 31, 1990 IN/AS INSTRUMENT NO. 34609, BOOK 05317 PAGE 237 OF OFFICIAL RECORDS.

APN: CHEL-000120-000447-000028
26 DONNA RD, CHELMSFORD, Massachusetts 01824

The above-described premises shall be subject to all easements, restrictions, municipal or other public taxes, assessments, liens or claims in the nature of liens, outstanding tax titles, building, zoning and other land use laws and all permits and approvals issued pursuant thereto, including, without limitation, orders of conditions, and existing encumbrances of record created prior to said Mortgage, if there be any. Said premises are to be sold subject to the right of redemption of the United States of America, if any there be.

TERMS OF SALE: The highest bidder shall be required to make a deposit of \$10,000.00 to the holder of said Mortgage, in cash or by certified or bank cashier's check at the time and place of said sale of said premises. The balance of the purchase price is to be paid to said holder in cash, by certified check or bank cashier's check, and thereupon the deed shall be delivered, in thirty (30) days from the date of sale at the firm of Cunningham, Machanic, Cetlin, Johnson, Harney & Tenney, LLP, Attorneys for said holder, 220 North Main Street, Suite 301, Natick, Massachusetts. The successful bidder shall be required to sign a Memorandum of Terms of Sale. The description of the premises contained in said Mortgage shall control in the event of an error in publication. Other terms, if any, to be announced at the time and place of sale.

Rockland Trust Company, successor by merger
with Enterprise Bank and Trust Company,
By its Attorneys,
CUNNINGHAM, MACHANIC, CETLIN,
JOHNSON, HARNEY & TENNEY, LLP

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Natick, MA 01760
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