

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Anita D'Amato and Kelli D'Amato to First Priority Credit Union, dated January 28, 2014 and recorded with the Suffolk County Registry of Deeds at Book 52625, Page 84, of which mortgage First Priority Credi Union 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 **10:00 AM on Friday, June 21, 2024** on the mortgaged premises located at 45 Winthrop Shore Drive, Winthrop, Suffolk County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land with the buildings thereon, situated in Winthrop, Suffolk County, Massachusetts, and being now known as and numbered 45 Winthrop Shore Drive, and being shown as Lot A on a plan entitled, "Plan of Land in Winthrop, MA" made be Joseph F. Page, C.E., dated October, 1947 and recorded with Suffolk Registry of Deeds in Book 6385, Page 312, bounded and described as follows:

EASTERLY: by Shore Drive, eighty six and 05/100 (86.05) feet;

SOUTHERLY: by Lot B on said plan, eighty and 20/100 (80.20) feet;

SOUTHWESTERLY: by said Lot B, forty-six (46) feet;

WESTERLY: by land now or formerly of Bodkins, as shown on said plan, forty two and 01/100 (42.01) feet; and

NORTHERLY: by land now or formerly of Bodkins, as shown on said plan, ninety three and 50/100 (93.50) feet.

Containing 7,753 square feet of land, more or less, according to said plan.

Together with a 4 foot Right of Way in common with others entitled thereto over a portion of Lot B, as shown in said plan, and subject to restrictions of record, as far as the same are now in force and applicable.

For mortgagors' title see deed recorded with Suffolk County Registry of Deeds in Book 52625, Page 82.

These premises will 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 TEN THOUSAND (\$10,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at the law firm of Dolan Connly, P.C., 50 Redfield Street, Boston, MA 02122, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. 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.

FIRST PRIORITY CREDIT UNION.

By its Attorney,

DOLAN CONNLY, P.C.

David A. Marsocci, Esq.

50 Redfield Street, Suite 202

Boston, MA 02122

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