

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Hamid R. Tabrizi to Salem Five Cents Savings Bank dated May 10, 2021 and recorded with the Essex County (Southern District) Registry of Deeds, in Book 39932, Page 495, of which mortgage the undersigned 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 11:00 AM, on April 23, 2025**, on the premises known as **321 Summer Street, Lynnfield, Massachusetts**, the premises described in said mortgage, together with all the rights, easements, and appurtenances thereto, to wit:

The following described land situated in Lynnfield, County of Essex and State of Massachusetts, to wit:

The land, together with the building thereon at 321 Summer Street, Lynnfield, Essex County, Massachusetts being shown as Parcel A and Parcel C on a plan entitled Plan of Land in Lynnfield, Mass., dated June 24, 1985, by Hayes Engineering, Inc., which plan is recorded in Essex South District Registry of Deeds Plan Book 198, Plan 51.

Parcel A contains 60,583 square feet of land according to said plan.

Parcel C contains 14,002 square feet according to said plan.

Said premises are subject to the obligations, if any, to maintain fences, and to a right of way to across (sic) said land with terms the path or way shown on a plan filed in said Deeds in Book 2081, Page 386.

The Grantee, by acceptance of this Deed, acknowledges that said Parcel C is land-locked and is added to and combined with Parcel A as shown on aforementioned plan. The further acknowledges that no easement by implication or necessity is intended to arise nor shall arise over any portion of Parcel D.

This being the same property conveyed to Hamid R. Tabrizi, dated 12/11/2009 and recorded on 12/11/2009 Book 29139 Page 270 in the Essex County Recorded Office

Parcel ID No. 0034 0000 1377

Terms of Sale: The premises are being sold subject to a mortgage dated March 17, 2021, given by Hamid R. Tabrizi to "MERS" Mortgage Electronic Registration Systems, Inc. a separate corporation that is acting solely as a nominee for Lender and Lender's successors and assigns. "Lender" is Bank of England. Said mortgage is recorded at the Essex County (South District) Registry of Deeds in Book 39671, Page 462.

These premises are being sold subject to any and all unpaid real estate taxes, water rates, municipal charges and assessments, condominium charges, expenses, costs, and assessments, if applicable, federal tax liens, partition wall rights, statutes, regulations, zoning, subdivision control, or other municipal ordinances or bylaws respecting land use,

configuration, building or approval, or bylaws, statutes or ordinances regarding the presence of lead paint, asbestos or other toxic substances, sanitary codes, housing codes, tenancy, and , to the extent that they are recorded prior to the above mortgage, any easements, rights of way, restrictions, confirmation or other matters of record.

The purchaser shall also bear all state and county deeds excise tax. The deposit of \$10,000.00 is to be paid in cash or bank or certified check at the time and place of the sale, with the balance of the purchase price to be paid by bank or certified check within thirty (30) days after the date of the sale, to be deposited in escrow with Guaetta and Benson, LLC, at 73 Princeton Street, Suite 208, North Chelmsford, Massachusetts.

In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/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, thereafter, to the next highest bidders, providing that said bidder shall deposit with said attorney, the amount of the required deposit as set forth herein within five (5) business days after written notice of the default of the previous highest bidder.

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

Dated: March 27, 2025
Present holder of said mortgage

Salem Five Cents Savings Bank
by its Attorneys
Guaetta and Benson, LLC
Peter V. Guaetta, Esquire
P.O. Box 519
Chelmsford, MA 01824