

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Ariel LLC, a Massachusetts limited liability company, Trustee of MA 230 Realty Trust u/d/t dated March 28, 2018 to North by Northeast Lending, LLC dated March 28, 2018 and filed with the Essex Northern District Registry of Deeds District of the Land Court as Document Number 117629 on Certificate of Title 17927, as affected by an assignment from North by Northeast Lending, LLC to MCCV Ventures, LLC, being filed with the Essex Northern District Registry of Deeds District of the Land Court as Document Number 117658 on Certificate of Title 17927 of which mortgage the undersigned is the present holder, by assignment, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 1 o'clock pm on the 14th day of January, 2019 at 230 Merrimack Street, Methuen, North Essex County, Massachusetts all and singular the premises described in said mortgage,

To wit;

That certain parcel of land with the structures and improvements located thereon, now known as and numbered 230 Merrimack Street, Methuen, Essex County, Massachusetts, bounded and described as follows:

Southeasterly by the northwesterly line of Merrimack Street, sixty-seven and 23/100 (67.23) feet;

Southwesterly by Frye Road, one hundred sixteen and 76/100 (116.76) feet;

Northwesterly by Lot 3, sixty-four and 82/100 (64.82) feet; and

Northeasterly by Lot 2, ninety-eight and 91/100 (98.91) feet.

All of said boundaries are determined by the Court to be located as shown on a plan drawn by Stowers Associates Inc., Surveyors, dated June, 1973, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which will be filed with the original certificate of title issued on this decree and shown thereon as Lot 1 (Land Court Plan 38172A).

Premises to 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 Dollars (\$10,000.00) 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 Hadlock Law Offices P.C. 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. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

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

MCCV Ventures, LLC  
Present holder of said mortgage.  
By Its Attorneys,  
Hadlock Law Offices P.C.  
550 Cochituate Road, Suite 25  
Framingham, MA 01701