

# NOTICE OF SALE

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 9 Bunker Hill Road, Ipswich, MA 01938

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Michael S. Conley to Mortgage Electronic Registration Systems, Inc., as nominee for Drew Mortgage Associates Inc., dated July 6, 2007, and recorded with the Essex County (Southern District) Registry of Deeds in Book 27018 at Page 250, as affected by Modification Agreement dated December 22, 2021 and recorded with said Registry in Book 40995, Page 577, as affected by an assignment of mortgage to CitiMortgage, Inc., dated May 10, 2012, and recorded with said Registry in Book 31361 at Page 308, as affected by an assignment of mortgage to Palisades Mortgage Acquisition Company, LLC, dated February 27, 2014, and recorded with said Registry in Book 33145 at Page 231, as affected by an assignment of mortgage to Christiana Trust, a division of Wilmington Savings Fund Society, FSB, not in its individual capacity, but solely as Trustee for the Palisades Mortgage Loan Trust, Series 2013-4, dated June 12, 2015, and recorded with said Registry in Book 34247 at Page 594, as affected by an assignment of mortgage to U.S. Bank Trust National Association, as Trustee for CVF III Mortgage Loan Trust II, dated July 10, 2015, and recorded with said Registry in Book 34247 at Page 598, as affected by an assignment of mortgage to Mill City Mortgage Loan Trust 2018-2, dated September 28, 2018, and recorded with said Registry in Book 37074 at Page 222, as affected by an assignment of mortgage from Mill City Mortgage Loan Trust 2018-2 to Mill City Mortgage Loan Trust 2018-2, Wilmington Savings Fund Society FSB, as Trustee, dated September 20, 2023, and recorded with said Registry in Book 41807 at Page 521, as affected by a corrective assignment of mortgage from U.S. Bank Trust National Association, as Trustee for CVF III Mortgage Loan Trust II to Mill City Mortgage Loan Trust 2018-2, Wilmington Savings Fund Society, FSB, as Trustee, dated November 2, 2023, and recorded with said Registry in Book 41864 at Page 485, 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 by Public Auction at 1:00 o'clock P.M. on the 4th day of March, 2024 at the mortgaged premises located at 9 Bunker Hill Road, Ipswich, MA 01938, Essex County, Massachusetts, all and singular the premises described in said mortgage,

To wit:

Parcel I: A certain parcel of land, with the buildings thereon, in that section of Ipswich known as Great neck and sometimes designated as the Stage Hill Subdivision at Great Neck and bounded: SOUTHERLY by Bunker Hill Road, 76 feet; WESTERLY by Lot 1133 as shown on the plan hereinafter referred to, 80 feet; NORTHERLY in part by Lot 1098 and Lot 1097 as shown on said plan, 69.06 feet; and EASTERLY by Lot 1135 as shown on said plan. The above described parcel is shown as Lot 1134 on the plan entitled "Plan of Subdivision of Land of The Proprietors of Great Neck, Inc., to be known as Stage Hill Subdivision, Ipswich, Mass., January 1947, Scale 1" = 80', Chester J. Patch Jr., C.E., recorded in the Essex South District Registry of Deeds, Plan Book 96, Plan 73. Together with the benefits of the rights of way expressed in the deed of The Properties of Great Neck, Inc., dated November 16, 1955, recorded in said Registry, Book 4225, Page 227. Being the same premises described in the deed of Phillip R. and Harriett P. Bradbury, dated September 6, 1973, recorded in said Registry, Book 6011, Page 165. Parcel ID(sic) II: The land shown as Lot 1 on the plan entitled "Plan of Land in Ipswich, Prepared for John J. & Dorothy B. Keenan, Scale 1" = 40', Oct. 18, 1979, Hancock

Survey Associates, Inc., 85 Maple Street, Danvers, MA”, recorded in said Registry with the deed referred to below, and bounded: NORTHWESTERLY by Appomattox Road, 62.13 feet; SOUTHWESTERLY by land now or formerly of Flewelling, 80 feet; SOUTHEASTERLY by Parcel I above, 69.07 feet; and NORTHEASTERLY by Lot 2 as shown on said plan, 80 feet. Lot 1 contains 5,248 square feet, more or less, according to said plan. The above description is intended to describe the land shown as Lot 1 on said plan and in the event of any discrepancies the plan shall control. Meaning and intending to describe and mortgage the premises conveyed by deed dated March 22, 2005 and recorded with the Essex County Registry of Deeds in Book 24086, Page 285.

For Mortgagor's title, see deed dated March 22, 2005, and recorded in Book 24086, at Page 285 in the Essex County (Southern District) Registry of Deeds.

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. High bidder to sign written memorandum of sale upon acceptance of the high bid. The balance of the purchase price is to be paid by certified or bank check at Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, NY 10004\_, within thirty (30) days from the date of the 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.

Mill City Mortgage Loan Trust 2018-2, Wilmington  
Savings Fund Society, FSB, as Trustee  
Present holder of said mortgage  
By its Attorneys,  
Friedman Vartolo LLP  
1325 Franklin Ave, Suite 160  
Garden City, NY 11530