

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 Christopher M. Butler to Mortgage Electronic Registration Systems, Inc., as nominee for E Mortgage Management, LLC, dated December 3, 2019 and recorded in the Essex County (Southern District) Registry of Deeds in Book 38080, Page 464, of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for E Mortgage Management LLC, its successors and assigns to Lakeview Loan Servicing, LLC, recorded on December 13, 2021, in Book No. 40566, at Page 467

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 4:00 PM on August 7, 2024, on the mortgaged premises located at 16 Topsfield Road, Ipswich, Essex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

A certain parcel of land with the building thereon situate on the Southeasterly side of Topsfield Road in said Ipswich and bounded and described as follows:

Beginning at the Northerly corner hereof on said Topsfield Road at land formerly of Harritos, nor or formerly of North Shore Shellfish Company; thence running

Southeasterly by said North Shore Shellfish Company land to the Boston & Maine Railroad, thence running

Southwesterly by said Boston & Maine Railroad land, one hundred five and one-half (105 1/2) feet to land formerly of Kimball, now or formerly of Nadeau; thence running

Northwesterly by said Nadeau land, one hundred thirty-five (135) feet to an iron pin; thence running nearly

Northerly by land formerly of Kimball, now or formerly of Gascay, one hundred fifty-two (152) feet to Topsfield Road; thence running

Northeasterly by said Topsfield, fifty-two and one-half (52 1/2) feet to North Shore Shellfish Company land and the point of beginning.

All of said measurements more or less, or however otherwise bounded and described

Also, a certain parcel of land situated in said Ipswich and shown as Parcel C upon Plan entitled "Plan of Land in Ipswich, Mass., Made for Esso Standard Oil Company, December 15, 1959, Essex Survey Service Registered Land Surveyors and Civil Engineers" recorded with Registry in Plan Book 93, Plan 81 bounded and described as follows:

Northerly by Parcel B as shown on said plan, five and 04/100 (5.04) feet;

Easterly by land on said plan as of Demtrakopoulos, one hundred forty-eight and 06100 (148.06) feet;

Southwesterly by land shown on said plan as Burpitski, five and 78/100 (5.78) feet; and

Westerly by Parcel A as shown on said plan, one hundred forty-four and 55/100 (144.55) feet.

For mortgagor's(s') title see deed recorded with Essex County (Southern District) Registry of Deeds in Book 38080, Page 461.

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 Five Thousand (\$5,000.00) 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 Harmon Law Offices, P.C., 150 California St., Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, 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.

LAKEVIEW LOAN SERVICING, LLC
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
23378