

## 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 Gregg Spaulding to Salem Five Mortgage Company, LLC, dated September 15, 2004 and recorded with the Essex County (Southern District) Registry of Deeds at Book 23387, Page 100, of which mortgage the undersigned is the present holder by assignment from Salem Five Mortgage Company, LLC to Salem Five Cents Savings Bank dated September 15, 2004 and recorded with said registry on September 15, 2004 at Book 23387 Page 124, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 1:00 p.m. on July 13, 2017, on the mortgaged premises located at 30 East Main Street, Unit 12, Georgetown Victorian Condominium, Georgetown, Essex County, Massachusetts, all and singular the premises described in said mortgage,

### TO WIT:

Unit 12 of the condominium known as the Georgetown Victorian Condominium, and being shown upon plans entitled "Condominium Plans Georgetown Victorian Condominium in Georgetown, MA as drawn for G & G Realty Group, 8 Harris St., Newburyport, MA 01960", dated June 3, 2004 by Merrimack Engineering Services, being a part of the condominium documents referred to and incorporated by reference herein.

The post office address of the unit conveyed herein is 30 East Main Street, Unit 12, Georgetown, Essex County, Massachusetts 01833.

The Units are shown upon the plans referred to above which were recorded at the Essex South District Registry of Deeds on July 8, 2004 as Instrument No. 278. Attached to this deed is affixed a portion of the plans with the verified statement in the form provided by M.G.L.A. Ch. 183A §9, and this unit is conveyed subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in M.G.L.A. Ch. 183A, the Master Deed, the documents establishing the organization of unit owners and the By-Laws as amended.

The Master Deed and By-Laws of the Georgetown Victorian Condominium dated July 7, 2004 were recorded at said Registry of Deeds on July 8, 2004 in Book 23104, Page 93 and Book 23104, Page 103, respectively. An amended Master Deed of the Georgetown Victorian Condominium was recorded at said Registry on August 16, 2004 at Book 23259, Page 183.

All units in the condominium are intended for residential purposes and such other purposes as are set forth in the Master Deed.

The undivided percentage interest of Unit 12 in the common areas and facilities is 7.90%.

Being the same premises conveyed to the mortgagor by deed of G & G Realty Group, LLC dated September 13, 2004, recorded at Book 23387, Page 97.

For mortgagor's(s') title see deed recorded with Essex County (Southern District) Registry

of Deeds in Book 23387, Page 97.

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 Street, 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.

SALEM FIVE CENTS SAVINGS BANK  
Present holder of said mortgage

By its Attorneys,  
HARMON LAW OFFICES, P.C.  
150 California Street  
Newton, MA 02458  
(617) 558-0500  
201504-0117 - TEA