MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Kimberley Rutter to Salem Five Mortgage Company, LLC, dated August 31, 2017 and recorded with the Essex County (Southern District) Registry of Deeds at Book 36145, Page 288, subsequently assigned to Salem Five Cents Savings Bank by Salem Five Mortgage Company, LLC by assignment recorded in said Essex County (Southern District) Registry of Deeds at Book 36145, Page 300 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 2:00 PM on November 24, 2026 at 11 Sanborn Terrace, Lynn, MA, all and singular the premises described in said Mortgage, to wit:

The land together with the buildings thereon situated in Lynn, Essex County, Massachusetts, known as and numbered 11 Sanborn Terrace, and being shown as Lot E1 on a "Plan of Land subdivided for Clement Ford", G.E. Hersey, Reg. Surveyor, dated June 27, 1951, recorded with the Essex South District Registry of Deeds in Book 3844, Page 62, and being bounded and described as follows:

Northeasterly: By lands now or formerly of Winfred M. Sanborn and now or formerly of Farnsworth, fifty-five and 8/100 (55.08) feet;

Southeasterly: By Lot F1 as shown on said plan, eighty-one and 41/100 (81.41) feet;

Southwesterly: By lands now or formerly of Bryant and now or formerly of O'Connall, fifty-five (55) feet; and

Northwesterly: By Lot D as shown on said plan, eighty-four and 38/100 (84.38) feet.

Containing 4536 square feet according to said plan.

Said premises are conveyed subject to and together with the benefit of the right of way, easement and reservations referred to in a deed from Rita M. Heffernan to Alfred J. Langlois et ux, recorded with said Deeds in Book 3791, Page 73 and in a deed from said Rita M. Heffernan to Edgar L. LeBlanc et ux recorded with said Deeds in Book 3792, Page 108.

Said premises are also conveyed subject to and together with the rights of way as shown on the above-mentioned plan.

Subject also to an easement held by the Lynn Gas & Electric Company and the New England Telephone & Telegraph Co. recorded in said Deeds in Book 3831, Page 594.

Being the same premises conveyed to Kimberley A. Rutter by deed of Stacey Pena and Rardy Pena and recorded with Essex South Registry of Deeds herewith

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

TERMS OF SALE:
A deposit of TEN THOUSAND DOLLARS AND 00 CENTS ($10,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. **TIME WILL BE OF THE ESSENCE.**

FinCEN reporting will be required of all successful purchasers, absent a lawful exemption.

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

Salem Five Cents Savings Bank

Present Holder of said Mortgage,
By Its Attorneys,
ORLANS LAW GROUP PLLC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
26-001459