

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 Donald B. Flanagan, Jr. and Jan Rae Flanagan, to Urban Equities, LLC, dated March 7, 2022, and recorded with the Middlesex County (Southern District) Registry of Deeds in Book 79805 at Page 414, as affected by an Amended and Restated Mortgage, dated May 3, 2022, and recorded at the Middlesex County (Southern District) Registry of Deeds in Book 80074, Page 44, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 11:00 A.M. on the 15th day of February, 2024, at 16 Shasta Drive, North Reading, MA 01864, all and singular the premises described in said mortgage,

To wit:

A certain parcel of land in North Reading, Middlesex County, Massachusetts, shown as:

Lot 11 as shown on a Plan of Elmwood Hill Village entitled "Definitive Subdivision Plan, Shasta Drive & Snowcrest Run, North Reading, Mass, "Owner: Caruso Home Stylists, Inc., Engineer: Robert E. Anderson, Inc. dated December 30, 1983 and approved by the North Reading Community Planning Commission on May 1, 1984, revised October 7, 1986 and endorsed on January 20, 1987: said Plan recorded with Middlesex South District Registry of Deeds as Plan No. 339 of 1987 to which reference is made for a more particular description of said Lot. Including the fee in all streets and ways shown on the aforesaid Subdivision Plan and all rights, privileges and appurtenances to said property.

For my Title Reference, please see Book 19736, Page 462.

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 five thousand dollars (\$5,000) 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 wire transfer to Demerle Hoeger LLP, 10 City Square, 4th Floor, Boston, MA 02129 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.

Urban Equities, LLC,
Present holder of said mortgage,
By its Attorneys,
Demerle Hoeger LLP
10 City Square, 4th Floor
Boston, MA 02129
(617) 337-4444