

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 Victoria M. Settapani, Trustee of the Novello Family Trust under declaration of Trust dated May 17, 2002, and duly recorded with the Essex South Registry of Deeds Division of the Land Court as Document No. 399435 on Certificate of Title No. 74402 to County Mortgage, LLC dated May 10, 2018, and filed with the said Land Court District as Document No. 592479 on said Certificate of Title, 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 25th day of September 2026, at 3 Christopher Drive, Nahant, MA 01908, all and singular the premises described in said mortgage,

To wit:

That land situated in the Town of Nahant in the County of Essex and Commonwealth of Massachusetts, bounded and described as follows:

SOUTHWESTERLY	fifty-four and 62/100 (54.62) feet;
WESTERLY	on a curving line seventy-eight and 54/100 (78.54) feet;
NORTHWESTERLY	fifty and 71/100 (50.71) feet by the northeasterly, easterly, and southeasterly lines of Christopher Drive;
NORTHEASTERLY	by Lot #9, as shown on plan hereinafter mentioned, one hundred four and 62/100 (104.62) feet; and
SOUTHEASTERLY	by Lot #7, as shown on said plan, one hundred and 71/100 (100.71) feet.

All of said boundaries are determined by the Court to be located as shown on a plan numbered 22984-B, drawn by Carter & Towers Engineering Corp., Surveyors, dated May 17, 1966, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate of Title No. 38856 in said Registry, and the above described land is shown as Lot #8, on last mentioned plan.

So much of the above described land as is included within the area marked "Town of Nahant Drainage Easement" ten (10) feet wide, approximately, shown on said plan, is subject to the terms of a stipulation relating to said drainage easement between Thomas D. Roland, Inc. and to the Town of Nahant, filed with the papers in this case on November 7, 1961, a copy of which is filed as Document No. 102470 in said Registry.

There is appurtenant to the above described land the right to use said Christopher Drive shown on said plan in common with others entitled thereto, as the streets and ways are commonly used in the Town of Nahant.

For Mortgagor's title see Certificate of Title No. 74402.

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) 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 Ligris + Associates, PC, 1188 Centre Street, 2nd Floor, Newton, MA 02459 on or before 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.

County Mortgage, LLC,
Present holder of said mortgage,
By its Attorneys,
Ligris + Associates, PC
1188 Centre Street
Newton Center, MA 02459
(617) 274-1500