

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 **DEBORAH M. GUIDI and JAMES W. GUIDI** to **PNC BANK, NATIONAL ASSOCIATION** dated **MAY 17, 2006** and recorded with the **ESSEX SOUTH** County Registry of Deeds in Book **25720**, Page **155** and assigned to **US MORTGAGE RESOLUTION TRUST** recorded **NOVEMBER 1, 2022** at Book **41279**, Page **478** and re-assigned to **AMERICAN INVESTMENTS, LLC** recorded **MARCH 31, 2023** at Book **41502**, Page **008** of which mortgage **AMERICAN INVESTMENTS, LLC** 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 **TIME 12:00 P.M. on FEBRUARY 7, 2024** at **53 WEST SIGOURNEY ST. LYNN, MA 01905**, all and singular the premises described in said mortgage:

TO WIT:

The Land with the buildings thereon in said Lynn, known as 53 West Sigourney Street, shown as Lot 9 on Plan of The Cricket Field Development Dated May, 1948, Thomas A. Appleton, C.E., Recorded with Essex South District Deeds in Book 3600, Page 600, and bounded and described as follows:

Southwesterly by West Sigourney 62 Feet; Northwesterly by Lot 8 on said Plan 93.99 Feet; Northeasterly by Lots 7 and 6 on said Plan, 62.05 Feet; and Southeasterly by Lot 10 on said Plan 96.47 Feet. Containing 5904 Square Feet according to said Plan.

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 *TEN THOUSAND (\$10,000.00) 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 Braucher & Associates, PLLC, 764 Chestnut St., Manchester, NH 03104, 603-486-1530, 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.

AMERICAN INVESTMENTS, LLC

Present holder of said mortgage

By its attorneys,

Braucher & Associates, PLLC

764 Chestnut Street

Manchester, NH 03104

603-486-1530