



SO.ESSEX #181 Bk:41379 Pg:337  
12/30/2022 01:14 PM DPO Pg 1/6  
eRecorded

MASSACHUSETTS EXCISE TAX  
Southern Essex District ROD  
Date: 12/30/2022 01:14 PM  
ID: 1560706 Doc# 20221230001810  
Fee: \$1,892.40 Cons: \$415,000.00

## MASSACHUSETTS FORECLOSURE DEED BY CORPORATION

### Align Credit Union

a Credit Union duly established under the laws of the United States of America and having its usual place of business at 40 Market Street, Lowell, Massachusetts 01852, holder of a mortgage

From: Colin S. Noon

To: Align Credit Union

Dated: July 2, 2015, and recorded with the Essex County (Southern District) Registry of Deeds, in Book 34190, Page 352, of which Mortgage the Undersigned is present holder.

by the power conferred by said mortgage and every other power, for **FOUR HUNDRED FIFTEEN THOUSAND and 00/100 Dollars (\$415,000.00)** paid, grants to:

**Eric L. Primack, Trustee of Port Realty Trust I, under Declaration of Trust dated May 20, 2022**

with a place of business and mailing address of 33 Pine Hill Road, Newburyport, MA 01950, the premises conveyed by said mortgage to wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

Property Address: 4 Field Street, Amesbury, MA 01913

Witness the execution of said Credit Union this 15<sup>th</sup> day of December, 2022.

Align Credit Union

By: Arthur D. Powell  
Name: Arthur D. Powell  
Title: Vice President, Collections

State of Massachusetts  
Middlesex, ss.

December 15, 2022.

On this 15 day of December, 2022, before me, the undersigned notary public, personally appeared Arthur Powell (name & title), proved to me through satisfactory evidence of identification, which was [☒] personal knowledge or [☐] \_\_\_\_\_ (form of identification), to be the person whose name is signed on the proceeding or attached document, and who acknowledged he/she signed it voluntarily for its stated purpose on behalf of **Align Credit Union** and the execution of said document was the free act and deed of **Align Credit Union**.

Clara Phal  
Notary Public  
Printed Name: Clara Phal  
My Comm. Expires: August 16, 2024

File No.: 21-06429

CHAPTER 183 SEC. 6 AS AMENDED BY CHAPTER 497 OF 1969

Every deed presented for record shall contain or have endorsed upon it the full name, residence and post office address of the grantee and a recital of the amount of the full consideration thereof in dollars or the nature of the other consideration thereof, if not delivered for a specific monetary sum. The full consideration shall mean the total price for the conveyance without deduction for any liens or encumbrances assumed by the grantee or remaining thereon. All such endorsements and recitals shall be recorded as part of the deed. Failure to comply with this section shall not affect the validity of any deed. No register of deeds shall accept a deed for recording unless it is in compliance with the requirements of this section.



CLARA PHAL  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
August 16, 2024

### **Exhibit "A"**

**Property Address: 4 Field Street, Amesbury, MA 01913**

**A parcel of land on Field Street, Amesbury, Massachusetts, known as 4 Field Street, Amesbury, bounded and described as follows:**

**Beginning at the southwesterly corner thereof at land or now or formerly of Zultaske (a/k/a Zultoska) on Field Street, thence running southeasterly ninety-one (91) feet and six(6) inches, more or less, to the angle of said Field Street; thence running northeasterly on said Field Street one hundred thirty-one (131) feet to Chase Street; thence running on Chase Street northwesterly sixty-eight (68) feet and two (2) inches to the angle in said Chase Street; thence running on said Chase Street northwesterly fifty-one (51) feet and right (8) inches to land now or formerly of the heirs of one Mrs. Noone; thence running southwesterly by land now or formerly of the heirs of said Mrs. Noone and by land now or formerly of Zultaske one hundred sixty-three(163) feet and six (6) inches, more or less to said Field Street and the point of beginning.**

**Subject to easements given by John L. Zapor a to Merrimack-Essex Electric Company in 1957 and to Massachusetts Electric Company in 1968 recorded in Essex South District Registry of Deeds in Book 5574, Page 662 and any other easements or taking of record.**

## AFFIDAVIT

I, Arthur D. Powell of **Align Credit Union** named in the foregoing deed, make oath and say that the principal and interest obligation mentioned in the mortgage above referred to was not paid or tendered or performed when due or prior to the sale, and that **Align Credit Union** caused to be published on October 19, 2022, October 26, 2022, November 2, 2022 in the Newburyport Daily News, a newspaper published or by its title page purporting to be published in Essex County, Massachusetts and having a circulation in the City of Amesbury, a notice of which the following is a true copy:

**See Exhibit "A" attached hereto and incorporated herein by reference**

I also complied with Chapter 244, Section 14 of the Massachusetts General Laws, as amended, and 26 U.S.C.A. Section 7425(c) of the Internal Revenue Code (if applicable) by mailing the required notices by certified mail, return receipt requested.

Pursuant to said notice at the time and place therein appointed, to wit, November 30, 2022 at 11:00 AM where and when **Align Credit Union** caused to be sold the mortgaged premises at public auction by Lauryn S. Field, a duly licensed auctioneer of Harkins Real Estate & Auctioneers, to the highest bidder being **Eric L. Primack for FOUR HUNDRED FIFTEEN THOUSAND and 00/100 Dollars (\$415,000.00)**, said bid was then assigned to **Port Realty Trust I** by assignment of bid to be recorded herewith as ~~EXHIBIT D~~

Align Credit Union

By: Arthur J. Powell

Name: Arthur J. Powell

Title: Vice President, Collections

State of Massachusetts  
Middlesex, ss.

December 20, 2022

Then personally appeared the above named Arthur Powell  
proved to me through satisfactory evidence of identification, which was  
MAPI, to be the person whose name is signed on this document, and  
who swore or affirmed to me that the contents of this document are truthful and accurate to the  
best of (his) (her) knowledge and belief, as  
Vice President, Collections (title) as aforesaid.

[Signature]  
Notary Public

Printed Name: Jennifer Rivera-Cintrón

My Comm. Expires: 5/25/2029

 **JENNIFER RIVERA-CINTRON**  
Notary Public  
Commonwealth of Massachusetts  
My Commission Expires  
May 25, 2029

## Exhibit "A"

Newburyport Daily News

### NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 4 Field Street, Amesbury, MA 01913

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Colin S. Noon to Align Credit Union, and now held by Align Credit Union, said mortgage dated July 2, 2015 and recorded in the Essex County (Southern District) Registry of Deeds in Book 34190, Page 352, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on November 30, 2022 at 11:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

Property Address: 4 Field Street, Amesbury, MA 01913

A parcel of land on Field Street, Amesbury, Massachusetts, known as 4 Field Street, Amesbury, bounded and described as follows:

Beginning at the southwesterly corner thereof of land or now or formerly of Zulfaskie (a/k/a Zulfaskie) on Field Street, thence running southeasterly ninety-one (91) feet and six (6) inches, more or less, to the angle of said Field Street; thence running northeasterly on said Field Street one hundred thirty-one (131) feet to Chase Street; thence running on Chase Street northwesterly sixty-eight (68) feet and two (2) inches to the angle in said Chase Street; thence running on said Chase Street northwesterly fifty-one (51) feet and eight (8) inches to land now or formerly of the heirs of one Mrs. Noon; thence running southwesterly by land now or formerly of the heirs of said Mrs. Noon and by land now or formerly of Zulfaskie one hundred sixty-three (163) feet and six (6) inches, more or less to said Field Street and the point of beginning.

Subject to easements given by John L. Zapora to Merrimack Essex Electric Company in 1957 and to Massachusetts Electric Company in 1988 recorded in Essex South District Registry of Deeds in Book 5574, Page 682 and any other easements or taking of record.

For Mortgagor's Title See Deed recorded herewith.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated June 30, 2015 and recorded in the Essex County (Southern District) Registry of Deeds in Book 34190, Page 350.

**TERMS OF SALE:** Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

**FIVE THOUSAND (\$5,000.00)** Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC

1080 Main Street, Suite 200

Pawtucket, RI 02860

Attorney for Align Credit Union

Present Holder of the Mortgage

401-217-8701

NI 10/19, 10/26, 11/2/22