

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 Karen M. Machado to Salem Five Mortgage Company, LLC, dated February 15, 2012 and recorded in the Barnstable County Registry of Deeds in Book 26097, Page 63, 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 12:00 PM on October 15, 2024, on the mortgaged premises located at 1805 Service Road, West Barnstable (Barnstable), Barnstable County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

A certain parcel of land with the buildings and improvements thereon situated in Barnstable (West), Barnstable County, Massachusetts, and described as follows: Being shown as LOT 1 on a plan of land entitled "Plan of Land in West Barnstable, Prepared for Neil Atwood, Scale: 1" = 60', June 5, 1986", which said plan is duly recorded with the Barnstable County Registry of Deeds in Plan Book 417, Page 99, to which plan reference may be had for a more particularized description.

For mortgagor's(s') title see deed recorded with Barnstable County Registry of Deeds in Book 25656, Page 112.

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 Harmon Law Offices, P.C., 150 California St., Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, 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.

SALEM FIVE MORTGAGE COMPANY, LLC  
Present holder of said mortgage

By its Attorneys,  
HARMON LAW OFFICES, P.C.  
150 California St.

Newton, MA 02458  
(617)558-0500  
25141