

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 Daniel Daly to Salem Five Mortgage Company, LLC, dated March 18, 2009 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 43953, Page 296, 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 1:00 PM on May 23, 2025, on the mortgaged premises located at 46 Locust Street, Leicester, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land with the buildings thereon in the Town of Leicester, County of Worcester, Commonwealth of Massachusetts, located on locust Street, described in a deed recorded with the Worcester District Registry of Deeds in Book 3018 Page 265 (Pcl. 2), now shown as Parcel H4 on Assessors Map 23 C.

For mortgagor's(s') title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 32834, Page 118.

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

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