

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 Andrea L. Rogers, Justin Merrill Rogers to Salem Five Mortgage Company, LLC, dated February 11, 2020 and registered at the Middlesex County (Southern District) Registry District of the Land Court as document number 1836211, and noted on certificate of title number 272657, as modified by a certain modification agreement registered on September 21, 2023, and registered with the Middlesex County (Southern District) Registry District of the Land Court as Document No. 1944480 as noted on Certificate of Title No. 272657, of which mortgage the undersigned is the present holder, by assignment from:

Salem Five Mortgage Company, LLC to Salem Five Cents Savings Bank, registered on February 24, 2020, Document No. 1836868, as noted on Certificate of Title No. 272657

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 July 11, 2025, on the mortgaged premises located at 1 Laurel Avenue, Hopkinton, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

A certain parcel of land with the buildings thereon, situate in Hopkinton, in the County of Middlesex and Commonwealth of Massachusetts, described as follows:

Northerly by Laurel Avenue, one hundred and seventy-five feet;

Easterly by lot 96 as shown on plan hereinafter mentioned, one hundred forty-nine and 74/100 feet;

Southerly by land now or formerly of John P. McHale, one hundred and seventy-five feet; and Westerly by lot 88 on said plan, one hundred forty-nine and 74/100 feet.

Said parcel is shown as lots 89, 90, 91, 92, 93, 94 and 95 on said plan (Plan No. 14843B)

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved the Court filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 246, Page 253, with Certificate 36744.

There is appurtenant to the above described land a right of way to Main Street as set forth in a stipulation filed on June 24, 1932, being document 120696; and in another similar stipulation filed on August 10, 1932, being Document #120697; the location of said way being shown on plan filed in Registration Book 220, Page 493, with Certificate 35018.

For mortgagor's(s') title see deed registered with Middlesex County (Southern District) Registry District of the Land Court as Document No. 1836210, as noted on Certificate of Title No. 272657.

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 Fifteen Thousand (\$15,000.00) 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 CENTS SAVINGS BANK
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
27635