

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 Erin Kelly to Salem Five Mortgage Company, LLC, dated June 8, 2015 and recorded in the Essex County (Southern District) Registry of Deeds in Book 34116, Page 553, 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 4:00 PM on November 17, 2025, on the mortgaged premises located at 20 Park Avenue, Middleton, Essex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land with all the buildings thereon at 20 Park Avenue, Middleton, Essex County, Massachusetts, bounded and described as, follows:

Two (2) lots of land on Park Avenue, shown as Lot#220 and Lot #221 on Plan No. 6 drawn by J.F. Reynolds of land known as "Haswell Park" and recorded with the Essex South District Registry of Deeds, Book of Plans No.11 Plan No. 4; also

Two (2) lots of land shown as Lot #239 and Lot #240 on said Plan.

Said land is further shown as #20 Park Avenue, on a Plan of Land in Middleton, property of Wm. H. and Muriel A. Gullifer and Guy F. and Mary B . LaCava., dated September 21, 1981, Hancock Survey Associates, Inc., recorded in Essex South District Registry of Deeds, Plan 170, Plan 45, further described as follows:

NORTHERLY: by Park Avenue, 50 feet;

WESTERLY: by land of Gullifer, 195.30 feet, more or less;

SOUTHERLY: by Hazel Avenue, 50 feet; and

EASTERLY: by land of Warren, et al, 192.95 feet, more or less.

Containing 9,707 square feet, more or less, according to said plan.

For mortgagor's(s') title see deed recorded with Essex County (Southern District) Registry of Deeds in Book 34116, Page 551.

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 MORTGAGE COMPANY, LLC
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
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Newton, MA 02458
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28205