

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 Leverne A. Stephens to Salem Five Mortgage Company, LLC, dated October 12, 2006 and recorded in the Suffolk County Registry of Deeds in Book 40572, Page 141, of which mortgage the undersigned is the present holder, by assignment from:

Salem Five Mortgage Company, LLC to Salem Five Cents Savings Bank, recorded on October 18, 2006, in Book No. 40572, at Page 142

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 2:00 PM on December 11, 2025, on the mortgaged premises located at 25 Gaston Street, Boston, Suffolk County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land with the improvements thereon, commonly known as and numbered 25 Gaston Street, Boston (Dorchester District; Ward 12, Assessors Parcel No. 02721), Suffolk County, Massachusetts, and more particularly described as follows:

Being the same premises described in a Final Decree of Foreclosure against Meyrl Chandler dated December 5, 1998 and recorded with Suffolk County Registry of Deeds on January 9, 1989 in Book 15295, Page 184.

Said premises contain approximately 5,000 square feet of land.

For mortgagor's(s') title see deed recorded with Suffolk County Registry of Deeds in Book 26252, Page 256.

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
25087