

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 Michael James Veale a/k/a Michael Veale to Sage Bank, dated December 31, 2013 and registered at the Middlesex County (Southern District) Registry District of the Land Court as document number 1662441, and noted on certificate of title number U20039, 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 January 9, 2026, on the mortgaged premises located at 12 Ninth Street, Unit 1-807, Wellington Condominium, Medford, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

Unit 1-807 of the Wellington Condominium created by Master Deed filed with the Middlesex South Registry Division of Land Court as Document Number 673459, rioted on Certificate of Title h UI 1879.

Included in this conveyance is the exclusive right and easement to utilize parking space it 10 and storage space #46 in accordance with the Master Deed and By-Laws of the Condominium.

Said Unit is conveyed together with an undivided 1.678 percent interest in the common area and facilities of the property described in said Master Deed attributable to the Unit.

The Unit is conveyed laid out as shown on a plan filed with the first Unit Deed, which plan is a copy of a portion of the plans filed with said Master Deed and to which is affixed a verified statement in the form provided in Mass. Gen. L. c. 183A, § 9. It is subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in Mass. Gen. L. c. 183A, the Master Deed and the By-Laws filed therewith.

The Condominium and each of its units is intended for residential purposes and other uses permitted by the applicable Zoning Ordinances and as set forth in the Master Deed.

Subject to a first mortgage dated November 21, 2013 and registered with the Middlesex County (Southern District) Registry District of the Land Court as Document No. 1660027, as noted on Certificate of Title No. U20039 in the original principal amount of \$213,400.00.

For mortgagor's(s') title see deed registered with Middlesex County (Southern District) Registry District of the Land Court as Document No. 1483407, as noted on Certificate of Title No. U20039.

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 SBM TO
SAGE BANK

Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
28482