

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 Jason Slater to Salem Five Mortgage Company, LLC, dated June 10, 2016 and registered at the Norfolk County Registry District of the Land Court as document number 1355262, and noted on certificate of title number 178738, 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 March 25, 2026, on the mortgaged premises located at 93-95 Dale Street, Dedham, Norfolk County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land with the buildings thereon, situated in Dedham, Norfolk County, Massachusetts, bounded and described as follows:

EASTERLY by the Westerly line of Dale Street, Fifty-five and 20/100 (55.20) feet;
SOUTHERLY by land now or formerly of John F. Turner, ninety four and 99/100 (94.99) feet;
WESTERLY by Lot numbered 12, shown on the plan hereinafter referred to, fifty five (55) feet;
NORTHERLY by Lot numbered 11, shown on said plan, ninety nine and 75/100 (99.75) feet.
Said parcel shown as Lot numbered 10 on a plan drawn by E. Worthington, Engineer, dated July 16, 1926, as approved by the Land Court, Filed in the Land Registration Office as No. 5366B, a copy of a portion of which is filed in Norfolk County Registry District with Certificate No. 9416, Book 48.

For mortgagor's(s') title see deed registered with Norfolk County Registry District of the Land Court as Document No. 1177761, as noted on Certificate of Title No. 178738.

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.
150 California St.
Newton, MA 02458
(617)558-0500
28813