

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 Charlene A. Dennehey to Salem Five Mortgage Company, LLC, dated September 7, 2012 and recorded in the Middlesex County (Northern District) Registry of Deeds in Book 26403, Page 53, 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 12:00 PM on April 13, 2026, on the mortgaged premises located at 29 Ironwood Lane, Unit 29, Eagles Landing Condominium, Tewksbury, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

Unit No. 29 of the Eagles Landing Condominium created by Master Deed dated January 22, 1998, and recorded with the Middlesex North Registry of Deeds on January 23, 1998, as Instrument No. 3734 in Book 9014, Page 96.

The Unit is shown in a plan recorded with the first deed of this Unit to which is affixed a verified statement in the form provided by G.L. c. 183A, s. 9, and is conveyed subject to and with the benefit of the obligations, restrictions, rights and liabilities contains in G.L. c. 183A, the Master Deed, the documents establishing the organization of unit owners and the By-Laws as amended of record.

The Unit is intended for residential purposes and such other uses as set forth in the Master Deed.

The undivided percentage interest of the Unit in the common areas and facilities is 2.7289%.

For mortgagor's(s) title see deed recorded with Middlesex County (Northern District) Registry of Deeds in Book 23516, Page 143.

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
28758