

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 Steven A. Herren, Jr. to Salem Five Mortgage Company, LLC, dated May 6, 2020 and recorded in the Barnstable County Registry of Deeds in Book 32893, Page 45, 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 11:00 AM on May 26, 2026, on the mortgaged premises located at 9 Halyard Way, Centerville (Barnstable), Barnstable County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land with all the buildings and improvements thereon. situated at 9 Halyard Way, Town of Centerville, Barnstable County, Commonwealth of Massachusetts, said premises being further described as follows:

LOT 45 as shown on a plan of land entitled "Highland Hills' Plan of Land in Barnstable (W. Barnstable) Mass for James K. Smith, Scale 1"= 60', October 4, 1983, Rev. November 25, 1983, Baxter & Nye, Inc., Registered Land Surveyors, Osterville, Mass.", which plan is duly recorded with the Barnstable County Registry of Deeds in Plan Book 379, Page 70.

For mortgagor's(s') title see deed recorded with Barnstable County Registry of Deeds in Book 27842, Page 44.

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
28263