

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 Brian W. Dennis to Salem Five Mortgage Company, LLC, dated April 30, 2010 and recorded in the Norfolk County Registry of Deeds in Book 27640, Page 70, 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 3:00 PM on June 17, 2026, on the mortgaged premises located at 79-81 Suomi Road, Unit 81A, Residences at 79-81 Suomi Road Condominium, Quincy, Norfolk County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The condominium unit (the "Unit") located at 79-81 Suomi Road, Quincy, Norfolk County, Massachusetts, known as Unit 81A of the Residences at 79-81 Suomi Road Condominium created pursuant to a Master Deed dated March 31, 2010 and recorded with the Norfolk County Registry of Deeds, Book 27589, Page 298, in accordance with and subject to the provisions of Chapter 183A of the General Laws of the commonwealth of Massachusetts together with an undivided 15% interest in the common area and facilities (the "Common Elements") as described in said Master deed. The Unit is shown on the floor plans of the Building filed with the Norfolk County Registry of Deeds, Plan Book 599, Page 18 and 19.

For mortgagor's(s') title see deed recorded with Norfolk County Registry of Deeds in Book 27640, Page 67.

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 Ten Thousand (\$10,000.00) 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
25423