

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 Kate Oosterman to Salem Five Mortgage Company, LLC, dated December 17, 2021 and recorded in the Middlesex County (Southern District) Registry of Deeds in Book 79372, Page 451, 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 July 8, 2026, on the mortgaged premises located at 7 Larrabee Street a/k/a 7-9 Larrabee Street, Unit 7, 7-9 Larrabee Street Condominium, Melrose, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

Condominium Unit No. 7 of 7-9 Larrabee Street Condominium, created by Master Deed dated June 18, 2015, recorded with the Middlesex South District Registry of Deeds in Book 65570, Page 185, said Unit as shown on Plan No. 460 of 2015. The post office address of the Condominium is 7-9 Larrabee Street, Unit #7, Melrose, MA.

Together with (a) an undivided 47.00% interest in both the common elements and facilities of said Condominium and the Organization of Unit Owners through which the condominium is regulated, (b) the exclusive right to use the limited Common Areas assigned to this unit as described in said Master Deed and on said Plan, (c) the exclusive right to use such other areas assigned to this unit by the Trustees from time to time, and (d) such other rights and easements appurtenant to the unit as may be set forth in any document governing the operation of the condominium, including, without limitation, the Master Deed, the Condominium Trust and the by-laws thereof, the Organization of Unit Owners and any administrative rules and regulations adopted pursuant thereto, and together with the rights and easements appurtenant to said unit as set forth in said Master Deed. The Plans attached to said Master Deed, bearing the verified statement of a registered professional engineer certifying that they show the unit designation of the unit hereby conveyed and of immediately adjoining units, and that they fully and accurately depict the layout of the unit hereby conveyed, its location, dimensions, approximate area, main entrance and immediate common areas to which it has access, as built.

Said Unit is intended to be used solely for residential purposes, consistent with the zoning ordinance of the City of Melrose, and is subject to (a) the easements, rights and restrictions set forth in said Master Deed, (b) the easements, rights and restrictions set forth in and by the 7-9 Larrabee Street Condominium Trust, u/d/t dated June 18, 2015 and recorded with said Deeds at Book 65570, Page 199, and (c) the provisions of G.L. c. 183A, as amended from time to time.

For mortgagor's title, see deed recorded herewith.

For mortgagor's(s') title see deed recorded with Middlesex County (Southern District) Registry of Deeds in Book 79372, Page 448.

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
29302