

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 Chandra A. Bridges to Salem Five Mortgage Company, LLC, dated October 25, 2019 and recorded in the Suffolk County Registry of Deeds in Book 61983, Page 131, 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 10:00 AM on September 10, 2026, on the mortgaged premises located at 43 Elmont Street, Dorchester (Boston), Suffolk County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land with buildings thereon now known and numbered as 43 Elmont Street, situated in that part of Dorchester, Suffolk County, Massachusetts, bounded and described as follows:

WESTERLY by Elmont Street (formerly called Waterlow Street) thirty-two and 50/100 (32.50) feet;

NORTHERLY by land now or formerly of John P. Manning, being the parcel hereinafter described, seventy and 65/100 (70.65) feet;

EASTERLY by land now or late of Bishop and Morehouse, formerly of the Boston Cooperative Building Co., thirty-two and 55/100 (32.55) feet;

SOUTHERLY by land now or late of John Colquhoun, seventy and 65/100 (70.65) feet.

For mortgagor's(s') title see deed recorded with Suffolk County Registry of Deeds in Book 61983, Page 128.

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
29579