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 Francis J. Rogers, Jean Rogers to Salem Five Mortgage Company, LLC, dated May 14, 2009 and recorded in the Middlesex County (Southern District) Registry of Deeds in Book 52801, Page 335, 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 January 6, 2027, on the mortgaged premises located at 71-73 Fremont Street, Somerville, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:
A certain parcel of land with the buildings thereon situated in Somerville, Middlesex County, Massachusetts, being parts of Lots 39 and 40, on a plan of lots at Pleasant View, Somerville, owned by J. W. Wilbur, H.L. House, Surveyor, dated August 1, 1894 and recorded with Middlesex South District Registry of Deeds in Book of Plans 87, Plan 46, and being bounded and described as follows:

Beginning at a point one hundred five (105) feet distant from the dividing line between lots 43 and 44 on said Plan on the Southerly side of Fremont Street and thence running Northeasterly on the Southerly side of Fremont Street, thirty-five (35) feet;

Thence turning at a right angle and running Southeasterly about one hundred nineteen and 38/100 (119.38) feet to the dividing line between Lots 39 and 56 on said Plan;

Thence turning at a right angle and running Southwesterly on the dividing line between Lots 55, 56, 39 and 40 on said Plan, thirty-five (35) feet;

Thence turning at a right angle and running Northwesterly about one hundred nineteen and 10/100 (119.10) feet to the point of beginning.

Containing about 4,172 square feet of land according to said plan.

For mortgagor's(s') title see deed recorded with Middlesex County (Southern District) Registry of Deeds in Book 30101, Page 526.

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
30080