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 Peter F. Armer, Patricia S. Hallinan to Salem Five Mortgage Company, LLC, dated February 28, 2003 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 29250, Page 204, 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 12:00 PM on January 12, 2027, on the mortgaged premises located at 692 Central Turnpike, Sutton, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:
A certain tract of land with the buildings thereon situated in Sutton, Worcester County, Massachusetts near the Oxford line and bounded as follows:

BEGINNING at the southerly end of an old wall at the southeasterly corner of a lane on the north side of the Central Turnpike;

THENCE northerly by the easterly side of said lane about 88 feet to a corner at land formerly of Sumner Kenny;

THENCE easterly by an old wall and by said Kenney land about 100 feet to a corner of wall;

THENCE southerly by said Kenney land and partly by a wall about 113 feet to the center of said Turnpike;

THENCE westerly by the center line of said Turnpike about 102 feet to a point opposite the place of beginning.

THENCE northerly about 23 feet to the place of beginning.

Subject, however, to the rights of the public in said Central Turnpike.

For mortgagor's(s') title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 9307, Page 280.

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
30088