

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 Kelly Anne Curtin to Salem Five Mortgage Company, LLC, dated June 6, 2012 and registered at the Bristol County (Northern District) Registry District of the Land Court as document number 96749, and noted on certificate of title number C1-295, as modified by a certain modification agreement dated August 8, 2018, and registered with the Bristol County (Northern District) Registry District of the Land Court as Document No. 109979 as noted on Certificate of Title No. C1-295, 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 4:00 PM on June 10, 2024, on the mortgaged premises located at 15 Foundry Street, E-10, Unit 58, Fox Run-Easton Condominium, Easton, Bristol County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

Unit No. 58 (the "Unit") of the Fox Run-Easton Condominium (the "Condominium") a condominium created pursuant to and subject to the provisions of Chapter 183A of the General Laws of Massachusetts, by Master Deed recorded in North Bristol County District Registry of the Land Court as Document No. 14642 and shown on a condominium plan recorded at Plan No. 18423-E-1.

The Unit is conveyed together with an undivided 1.72% percentage interest in the common areas and facilities described in said Master Deed and in the Declaration of Trust of Fox Run-Easton Condominium.

The Unit is conveyed subject to and with the benefit of the provisions of said Chapter 183A of the General Laws; the provisions, easements, agreements, restrictions and covenants of the Condominium, as set forth in said Master Deed and floor plans, the Declaration of Trust of Fox Run-Easton Condominium and the By-Laws and Rules and Regulations promulgated pursuant thereto and recorded with said Master Deed.

The Post Office Address of the Unit is 15 Foundry Street, E-10 (Unit 58), Easton, Massachusetts 02375.

For mortgagor's(s) title see deed registered with Bristol County (Northern District) Registry District of the Land Court as Document No. 94200, as noted on Certificate of Title No. C1-295.

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 Five Thousand (\$5,000.00) 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
25349