

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 Barry J. Follick to Salem Five Cents Savings Bank, dated February 23, 2018 and recorded in the Essex County (Southern District) Registry of Deeds in Book 36573, Page 216, 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 2:00 PM on February 23, 2026, on the mortgaged premises located at 50 Freedom Hollow, Unit 403, Village at Vinnin Square Condominium II, Salem, Essex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

**SITUATED IN THE COUNTY OF ESSEX AND STATE OF MASSACHUSETTS:
UNIT NO. 403 IN THE VILLAGE AT VINNIN SQUARE CONDOMINIUM II, CREATED
BY THE MASTER DEED DATED AUGUST 6, 1986, RECORDED WITH ESSEX SOUTH
DISTRICT REGISTRY OF DEEDS IN BOOK 8433, PAGE 334, AS AMENDED.**

THE UNIT CONTAINS 1,328 SQUARE FEET, APPROXIMATELY, AND IS LAID OUT AS SHOWN ON FLOOR PLANS FILED WITH THE MASTER DEED AND AS SHOWN ON UNIT PLAN RECORDED WITH THE FIRST DEED OF THIS UNIT, TO WHICH IS AFFIXED A VERIFIED STATEMENT IN THE FORM PROVIDED BY M.G.L.C. 183A, SECTION 9

EACH OF THE UNITS IN THE CONDOMINIUM IS INTENDED FOR RESIDENTIAL PURPOSES AND SUCH OTHER USES AS ARE SET FORTH IN THE MASTER DEED.

THE UNIT IS CONVEYED TOGETHER WITH THE FOLLOWING:

AN UNDIVIDED .932 % INTEREST APPERTAINING TO THE UNIT IN THE COMMON AREAS AND FACILITIES OF SAID CONDOMINIUM, AS THE SAME MAY BE AMENDED FROM TIME TO TIME.

THE EXCLUSIVE RIGHT AND EASEMENT TO USE THE BALCONY OR PATIO, IF ANY APPURtenant TO SAID UNIT AND THE EXCLUSIVE RIGHT AND EASEMENT TO USE THE GARAGE SPACE NO. 41 (FORMERLY G-403) AND STORAGE SPACE NO. S-403, ALL APPURtenant TO SAID UNIT AS SHOWN ON THE PLANS.

SAID UNIT IS CONVEYED SUBJECT TO AND WITH THE BENEFIT OF THE OBLIGATIONS, RESTRICTIONS, RIGHTS AND LIABILITIES CONTAINED IN M.G.L. C. 183A, THE MASTER DEED, THE DOCUMENTS ESTABLISHING THE ORGANIZATION OF UNIT OWNERS AND THE BY-LAWS AS AMENDED OF RECORD.

For mortgagor's(s') title see deed recorded with Essex County (Southern District) Registry of Deeds in Book 33439, Page 410.

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 CENTS SAVINGS BANK
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
28450