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 Robert Guilford, II, Jessica Johnston to Salem Five Mortgage Company, LLC, dated October 26, 2017 and recorded in the Plymouth County Registry of Deeds in Book 49121, Page 293, as modified by a certain modification agreement recorded on December 26, 2024, and recorded with said Plymouth County Registry of Deeds in Book 59575, Page 138, of which mortgage the undersigned is the present holder, by assignment from:

Salem Five Mortgage Company, LLC to Salem Five Cents Savings Bank, recorded on October 31, 2017, in Book No. 49121, at Page 309

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 December 7, 2026, on the mortgaged premises located at 19 School Street, Kingston, Plymouth County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:
The land with the buildings thereon situated on the southerly side of School Street, in Kingston, Plymouth County, Massachusetts being the southeasterly portion of Lot 16 on Sheet 2 of "Plan of Land in Kingston, Mass. drawn for Armstrong Construction Corp.," dated March 17, 1967 and recorded with the Plymouth County Registry of Deeds in Plan Book 14, Page 490. Said premises being bounded and described as follows:
Northwesterly by School Street, 203.07 feet;
Northeasterly by the remaining portion of Lot 16, 165.26 feet;
Southeasterly by other land, 229.01 feet; and
Southeasterly by a forty foot right of way as shown on said plan, in two courses, measuring 115.00 feet and 33.68 feet.

For mortgagor's(s') title see deed recorded with Plymouth County Registry of Deeds in Book 34735, Page 181.

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
29938