

## MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Thomas P. Dromgoole to Jeanne D'Arc Credit Union dated December 5, 2016 and recorded with the Suffolk Registry of Deeds in Book 57225, Page 1 of which Mortgage the undersigned is the present holder, for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 11:00 AM on the 8th day of May, 2026 at 70-72 Wrentham Street, Dorchester, Massachusetts 02125, all and singular the premises described in said Mortgage, to wit:

The land with the buildings thereon, situated in that part of Boston called Dorchester, Suffolk County, Massachusetts and being Lot #3 on a plan by C.F. Baxter recorded with Suffolk Deeds Book 2164, Page 162 and bounded:

SOUTHERLY	on Shelton Street as extended, now Wrentham Street forty and 43/100 (40.43) feet;
EASTERLY	on Lot #4 on said plan seventy-one and 1/10 (71.1) feet;
NORTHERLY	on land of owners unknown seventeen and 3/10 (17.3) feet;
NORTHEASTERLY	on land of owners unknown forty-two and 6/10 (42.6) feet; and
WESTERLY	on Lot #2 on said plan ninety-seven and 6/10 (97.6) feet.

Containing 3,036 square feet more or less.

Being the same premises conveyed to Thomas P. Dromgoole by deed dated December 5, 2016 recorded with said Registry at Book 57224, Page 329. See also Deed recorded with said Registry at Book 62341, Page 59. See also confirmatory Deed recorded with said Registry at Book 70790, Page 6.

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, unpaid taxes, tax titles, water bills, municipal liens and assessments, prior liens or other encumbrances of record, rights of tenants and parties in possession.

### TERMS OF SALE:

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) shall be required to be paid to the mortgagee in cash, by certified or bank's cashier check at the time and place of sale; the mortgage holder and its designees are exempt from this requirement. The high bidder will be required to sign a written Memorandum of Sale at the close of bidding. The balance of the purchase price is to be paid by certified check or by bank cashier's check within 30 days from the date of the sale at the offices of mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of a typographical error in this publication. **TIME WILL BE OF THE ESSENCE.**

Other terms if any, to be announced at the sale.

Jeanne D'Arc Credit Union  
Present Holder of said Mortgage,  
By Its Attorney,  
Edward P. McCarthy  
McCarthy Law Office, LLC  
303 Wyman Street, Suite 300  
Waltham, MA 02451  
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