LEGAL NOTICE

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated March 24, 2025, given by DSE Construction Inc. to Steven A. Ross, Trustee of QS Lending Two Trust u/d/t dated May 2, 2022 (recorded with the Middlesex County (North) Registry of Deeds in Book 37037, Page 95), said mortgage recorded with the Middlesex County (North) Registry of Deeds in Book 39141, Page 201, and 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 **12:30 p.m. on the 3rd day of December, 2026** on the premises at 5 Franklin Avenue, Wilmington, Massachusetts, 01887 all and singular the premises described in said mortgage.

To wit:
Property Address: **5 Franklin Avenue, Wilmington, MA 01887**

PARCEL ONE

The land with the buildings thereon in Wilmington, Middlesex County, Massachusetts, being shown as Lot 222 Franklin Avenue on a plan entitled "Definitive Subdivision Plan of Elmwood Village, Wilmington, Mass.", dated October 24, 1972, K.J. Miller Co., Inc., duly recorded in the Middlesex North District Registry of Deeds in Book of Plans 116, Plan 88; said Lot 222 is further bounded and described as follows:

SOUTHWESTERLY by Franklin Avenue, as shown on said plan, one hundred twenty-five (125.00) feet;

NORTHWESTERLY by Lot 221, one hundred eighty (180.00) feet;

NORTHEASTERLY by Lot 224, one hundred twenty-five (125.00) feet;

SOUTHEASTERLY by Lot 224 and 223, one hundred eighty (180.00) feet.

Containing 22,500 square feet of land according to said plan.

Subject to and with the benefit of restrictions, rights, easements and takings of record so far as are now in force and applicable.

PARCEL TWO

A certain parcel of land with the buildings therein in Wilmington, Middlesex County, Massachusetts, shown as Lot A on a plan described as "Plan of Land in Wilmington, Massachusetts, Owners: R.V. & A.M. Capodanno, Scale 1"=50', date 8-15-79", prepared by Frederic R. Joyce Co.-Surveyors, which plan was recorded September 24, 1979 in Plan Book 129-107.

Containing 14,215 square feet of land according to said plan.

See title recorded herewith [Book 39141, Page 197].

Premises to 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 and rights of any tenants and parties in possession, if there be any, 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. The successful bidder will pay all costs of recording the foreclosure deed and any other foreclosure documents including, without limitation, all state and county excise stamp fees, and shall also be responsible for any Title V inspection and repair requirements.

Terms of sale: A deposit of Twenty-Five Thousand and 00/100 Dollars ($25,000.00) 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 to Mirrione, Shaughnessy & Uitti, LLC, 2 Batterymarch Park, Suite 202, Quincy, MA 02169 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. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

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

Steven A. Ross, Trustee of QS Lending Two Trust
u/d/t dated May 2, 2022
Present holder of said mortgage
By his Attorneys,
Mirrione, Shaughnessy & Uitti, LLC
2 Batterymarch Park, Suite 202
Quincy, MA 02169

021055 11/5, 12,19/26