

## 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 Mark E. Coakley, Edna Coakley to Salem Five Mortgage Company, LLC, dated March 31, 2016 and recorded in the Essex County (Southern District) Registry of Deeds in Book 34811, Page 428, as modified by a certain modification agreement dated June 14, 2023, and recorded with said Essex County (Southern District) Registry of Deeds in Book 41653, Page 420, 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 1:00 PM on July 15, 2024, on the mortgaged premises located at 21 Fenton Avenue, Lynn, Essex County, Massachusetts, all and singular the premises described in said mortgage,

### TO WIT:

The land in said Lynn, with the buildings thereon, being Lot #13, as shown on a plan of land owned by Tillson and Vitale, situated in Lynn, Massachusetts, drawn by Eastman & Bradford, C.E., recorded in Essex South District Registry of Deeds, Book of Plans 24, Plan 35, bounded and described as follows:

EASTERLY: by Fenton Avenue, forty (40) feet;

NORTHERLY: by Lot 12, as shown on said plan, one hundred nine and 15/100 (109.15) feet;

WESTERLY: by land now or formerly of Lundgren and Phelps, forty and 18/100 (40.18) feet; and

SOUTHERLY: by Lot #16 on said plan, one hundred five and 39/100 (105.39)

Containing 4,291 square feet, more or less.

For mortgagor's(s') title see deed recorded with Essex County (Southern District) Registry of Deeds in Book 34811, Page 426.

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  
25425