

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 Tani Starlin Contreras to Salem Five Mortgage Company, LLC, dated November 22, 2019 and recorded in the Essex County (Northern District) Registry of Deeds in Book 16091, Page 117, 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 November 22, 2019, in Book No. 16091, at Page 317

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 October 10, 2025, on the mortgaged premises located at 117-119 Newton Street, Lawrence, Essex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land in said Lawrence, bounded and described as follows:

NORTHEASTERLY: Sixty (60) feet by land now or formerly of the Essex Company;

NORTHWESTERLY: One hundred (100) feet by southwesterly line of Sanborn St.;

SOUTHEASTERLY: Sixty (60) feet by the Northwesterly line of Newton St; and

SOUTHWESTERLY: One hundred (100) feet by land now or late of John C. Sanborn and Grace A. Jones.

For mortgagor's(s') title see deed recorded with Essex County (Northern District) Registry of Deeds in Book 16091, Page 113.

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 Fifteen Thousand (\$15,000.00) 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
25422