

## 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 Bill Chingofor Williams a/k/a Williams Chingofor and Rose C. Chingofor to Salem Five Mortgage Company, LLC, dated December 31, 2007 and recorded with the Essex County (Southern District) Registry of Deeds at Book 27441, Page 145, of which mortgage the undersigned is the present holder by assignment from Salem Five Mortgage Company, LLC to Salem Five Cents Savings Bank dated December 31, 2007 and recorded with said registry on January 7, 2008 at Book 27441 Page 168, 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 p.m. on April 20, 2018, on the mortgaged premises located at 101 Lawton Avenue, Lynn, Essex County, Massachusetts, all and singular the premises described in said mortgage,

### TO WIT:

The land in Lynn, Essex County, Massachusetts with the buildings thereon bounded and described as follows:

Commencing at the corner of Lawton Avenue, formerly High Rock Avenue, and Beacon Hill Avenue, thence running Northerly by said Beacon Hill Avenue, 68.7 feet; thence turning and running Westely to land now or formerly of C.O. Beede; thence turning and running Southerly by said land now or formerly of C.O. Beede, 89.68 feet to said Lawton Avenue; then turning and running Eastely by said Lawton Avenue, about 51.14 to the point begun at.

For reference to title see deed from Gladys E. Valliere, a/k/a Gladice E. Valliere to Gladys E. Valliere and James A. Valliere, Trustees of Gladys E. Valliere Trust dated May 17, 1990 and recorded with Esse South District Registry of Deeds on May 23, 1990 in Book 10441, Page 344.

For mortgagor's(s') title see deed recorded with Essex County (Southern District) Registry of Deeds in Book 10573, Page 372.

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 Street, 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 Street  
Newton, MA 02458  
(617) 558-0500  
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