

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 Lynn M. Hoban a/k/a Lynne M. Hoban to Boston Firefighters Credit Union, dated January 28, 2009 and recorded with the Norfolk County Registry of Deeds at Book 26297, Page 259, of which mortgage Boston Firefighters Credit Union 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 10:00 AM on September 28, 2016, on the mortgaged premises located at 117 Barham Avenue, Quincy, Norfolk County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

A certain parcel of land with the buildings thereon situated on Barham Avenue, Quincy, Norfolk County, Massachusetts, being shown as Lots 34 and 35 on a plan entitled "Plan of Building Lots, Milton & Quincy, Mass. Estate of Robert H. Barham, Owner" by William J. Gerrish, dated June 1904, recorded with Norfolk Deed as Plan No. 1866, Plan Book 40, to which plan reference is hereby made for a more particular description and containing 10,000 square feet of land according to said plan.

For mortgagor's title see deed recorded with Norfolk County Registry of Deeds in Book 24891, Page 264.

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 the law firm of Dolan Connly, P.C., 50 Redfield Street, Boston, MA 02122, 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.

BOSTON FIREFIGHTERS CREDIT UNION,
By its Attorney,
DOLAN CONNLY, P.C.,
David A. Marsocci, Esq.
50 Redfield Street, Suite 202
Boston, MA 02122
(617) 265-3100