

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in that certain Mortgage Agreement given by Yueh Yun Chen (a/k/a Yueh Yen Chen) to Xia Zhang and Hanmin Lee, said Mortgage dated May 16, 2008 and recorded with the Suffolk Registry of Deeds, Book 43561, Page 225; for breach of the conditions in said Mortgage and for the purpose of foreclosing, the premises below will be sold at Public Auction on **Tuesday, February 16, 2021 at 10:00 AM** upon the premises or directly in front of the building in which said premises are located, all and singular the premises described in said Mortgage, to wit:

Premises: Unit 1409, 382 Ocean Avenue, Revere, MA 02151, recorded in Suffolk Registry of Deeds, Book 35396, Page 265

For Mortgagor's title for said premises see that certain Unit Deed dated August 2004 and recorded in the Suffolk Registry of Deeds, Book 35396, Page 265.

Said premises are conveyed together with:

1. The undivided 1.0952 percentage interest described above appertaining to such Unit in the common areas and facilities of Ocean Gate Tower Condominium;
2. The exclusive right and easement to use Parking Space 793 in said Condominium as shown on the floor plans entitled "Ocean Gate Tower Condominium" dated February 29, 1987 and recorded with the Master Deed ("Plans"); and
3. The exclusive right and easement to use the balcony or patio to which said premises has direct access, if any, as shown on the Plans.

This foreclosure excludes that certain property located at 165 Tremont Street, Unit 101, Boston, MA 02111, which has been released from said Mortgage pursuant to that certain Partial Release of Mortgage and Collateral Assignment of Leases and Rents dated January 13, 2010 and recorded in Suffolk Registry of Deeds, Book 45962, Page 24.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said Mortgage above described.

TEN THOUSAND (\$10,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

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Present Holders of the Mortgage
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