MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Tao Chen to East Boston Savings Bank, dated December 10, 2019 and recorded at Suffolk County Registry of Deeds on December 16, 2019, in Book No. 62233, at Page 335, of which mortgage the undersigned is the present holder Rockland Trust Company, successor bank by merger with East Boston Savings Bank, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 11:00 AM, on November 17, 2026 on the mortgaged premises being known as 147 Kelton Street, Unit 721, Boston (Allston), MA, being all and singular the premises described in said mortgage to wit:

The "Unit" known as Unit No. 721, having a post office address of 147 Kelton Street, Unit 721, Boston, Suffolk County, Massachusetts, in a condominium known as Kelton Place Condominium and established pursuant to Massachusetts General Laws, Chapter 183A, as amended, by Master Deed dated May 13,1988 and recorded with Suffolk Registry of Deeds in Book 14694, Page 1.

Together with an undivided percentage interest in the common areas and facilities of said Condominium and together with the rights, if any, to exclusive use of the common areas and facilities of said Condominium as more fully set forth in the aforesaid Master Deed and the Unit Deed.

Together with the benefit of, and subject to, the easements, restrictions, conditions, rights and obligations set forth or referred to in said Master Deed, Unit Deed and provisions of the Kelton Place Condominium Trust, its by-laws and Rules and Regulations, recorded with said Registry of Deeds, as the same may from time to time be amended by instruments of record.

Being the same premises as conveyed to the mortgagor by deed of Tao Chen, dated February 21, 2025, recorded at Suffolk County Registry of Deeds in Book No. 71102, at Page 162.

The above described premises will be sold **SUBJECT TO a senior mortgage originally held by Mortgage Electronic Registration Systems, Inc., as Nominee for Leader Bank, N.A., dated January 10, 2019, recorded at Suffolk County Registry of Deeds on January 10, 2019, in Book No. 60629, at Page 208, in the original principal amount of $263,000.00, and then assigned by Assignment of Mortgage to Rocket Mortgage, LLC, successor bank by merger with Nationstar Mortgage LLC, dated January 29, 2026, recorded at Suffolk County Registry of Deeds on January 29, 2026, in Book No. 72363, at Page 167,** and with the benefit of all restrictions, easements, covenants, conditions, building and zoning laws, to any and all unpaid taxes, tax titles, water and sewer charges, municipal or other public taxes, assessments or liens, rights of tenants and parties in possession, if any.

TERMS OF SALE:

A deposit of $7,500.00 DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The successful bidder will be required to execute an Auction Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid in cash, by certified check, by cashier's check, or other check satisfactory to Mortgagee's attorney within thirty (30) days thereafter at the offices of BARSH AND COHEN, P.C., Attorneys for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.

Dated: September 8, 2026

(signed:) Rockland Trust Company, successor bank by merger with East Boston Savings Bank
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil S. Cohen, Esquire
Attorney for the Mortgagee
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(617) 332-4700