

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the power of sale contained in a certain mortgage given by Maryse Baptiste to Metropolitan Credit Union, dated March 21, 2005, recorded or filed at Suffolk County Registry of Deeds in Book 36718, Page 167, of which mortgage the undersigned is 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 1:00 p.m. on the 1st day of December, 2022 upon the mortgaged premises located at 418 Washington Avenue, Chelsea, MA 02150, all and singular the premises described in said mortgage, to wit:

The land in Chelsea shown as Lot A on a plan recorded February 23, 1928, with a mortgage from Isador Stein to the Attleborough Savings Bank and recorded with Suffolk Deeds in Book 4980, Page 18S; bounded as shown thereon:

SOUTHERLY: by Washington Avenue, fifty-seven (57) feet;
NORTHWESTERLY: by Lot Band part of Lot D;
NORTHEASTERLY: by Lot C, forty-five and 5/100 (45.5) feet; and
SOUTHEASTERLY: by land formerly of Pratt, sixty-one and 5/100 (61.5) feet; the boundary lines between said premises and Lots D & C running through the center of a concrete retaining wall.

For my title see deed dated April 10, 1996 recorded in Book 20481, Page 104.

See name change from Metropolitan Credit Union to Metro Credit Union registered with the Suffolk County Registry of the Land Court as Document No 730397.

The above-described premises shall be sold subject to all easements restrictions, municipal or other public taxes, assessments, liens or claims in the nature of liens, outstanding tax titles, condominium fees, building, zoning and other land use laws and all permits and approvals issued pursuant thereto, including, without limitations, orders of conditions, and existing encumbrances of record created prior to said Mortgage, if there be any. Said premises are to be sold subject to the right of redemption of the United States of America, if any there be.

Five Thousand and 00/100 (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check or 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 or treasurer's check or cashier's check or other check satisfactory to Mortgagee's attorney within thirty (30) days after the date of sale (or the first business day following thereafter if such date falls on a Saturday, Sunday or a legal holiday) at the offices of Phillips & Angley, P.C., One Washington Mall, Boston, Massachusetts 02109. The successful bidder will be required to execute a Memorandum of Sale immediately after the close of bidding.

The deposit paid at the time of the sale shall be forfeited if the purchaser does not comply strictly with the terms set forth in this Notice of Sale or the terms of the Memorandum of Sale executed at the time of foreclosure.

The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date, to sell the property to the next highest bidder in the event of default by the highest or any other bidder, and to amend the terms of the sale by written or oral announcement made before or during the sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee, or the Mortgagee's attorney.

The purchaser shall be responsible for all closing costs, state documentary stamps and recording fees.

Other terms, if any, to be announced at the sale.

METRO CREDIT UNION
By its attorneys

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