

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the POWER OF SALE contained in a certain mortgage given by Bridget Riley to East Boston Savings Bank, a banking institution duly organized under the laws of the Commonwealth of Massachusetts, said mortgage being dated October 7, 2005 and recorded with the Suffolk County Registry of Deeds in Book 38216, Page 53, of which mortgage the undersigned 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 1:00 P.M. on the 5th day of April, 2023 upon the mortgaged premises located at 156 Porter Street, Unit 136, Porter 156 Condominium, East Boston, Suffolk County, Massachusetts, all and singular being the premises described in said mortgage, to wit:

Unit No. 136 (the "Unit") of the Porter 156 Condominium, created by Master Deed dated September 21, 2005, and recorded in the Suffolk County Registry of Deeds on September 21, 2005 at Book 38092, Page 53.

The post office address of the unit is 156 Porter Street, Unit 136, East Boston, Massachusetts 02128.

The Unit is shown on a plan recorded with the Master Deed, a copy of which is recorded herewith, to which is affixed a verified statement in the form provided by Massachusetts General Laws Chapter 183A, Section 9, and is conveyed subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in Massachusetts General Laws Chapter 183A, the Master Deed and the Porter 156 Condominium Trust u/d/t dated September 21, 2005 recorded in Book 38092, Page 100 at the Suffolk Registry of Deeds.

The Unit is conveyed together with the exclusive right and easement to use Parking Space No. 154 as set forth in the Master Deed and as shown on the plans recorded with the Master Deed.

The Unit is conveyed together with an undivided percentage interest in the common areas and facilities of the Condominium of 0.24% as set forth in the Master Deed.

For Mortgagor's Title see deed recorded with the Suffolk County Registry of Deeds in Book 38216, Page 35.

Said premises are to be sold and conveyed subject to and with the benefit of all mortgages, restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, federal and state tax liens, other liens and existing encumbrances of record created prior to the mortgage, if there be any, outstanding water and/or sewer charges, to covenants, rights, reservations, conditions and/or other enforceable encumbrances of record created prior to the mortgage, to all tenancies and/or rights of parties in possession, and to rights or claims in personal property installed by tenants, former tenants, or others now located upon the premises, and to rights or claims of others now located upon the premises, if any of the aforesaid there be.

Said premises will also be sold subject to all laws and ordinances, including but not limited to zoning, applicable Massachusetts or local building and/or sanitary codes, and statutory requirements with respect to smoke detectors, lead paint, and rent control, as the same may be applicable. No representations express or implied, are made with respect to any matter concerning the mortgaged premises, which shall be sold "as is".

Together with all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

TERMS OF SALE:

Ten Thousand and No/100 (\$10,000.00) Dollars in cash or certified or bank treasurer's or cashier's check at the time and place of the sale by the purchaser and the balance of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale and shall be deposited in escrow with Jack J. Mikels, Esq., Jack Mikels & Associates, LLP, 1 Batterymarch Park, Suite 309, Quincy, MA 02169. The deed shall be delivered within thirty (30) days of receipt of the balance of the purchase price, said receipt being the only condition of escrow. The successful bidder shall be required to sign a Memorandum of Sale containing the above terms at Auction Sale. In the event of a typographical error or omission contained in this publication, the description of the premises set forth and contained in said Mortgage shall control.

OTHER TERMS TO BE ANNOUNCED AT THE SALE.

Rockland Trust Company, successor by

merger to East Boston Savings Bank
By its Attorney-In-Fact
Jack J. Mikels
Jack Mikels & Associates, LLP
1 Batterymarch Park, Suite 309
Quincy, MA 02169
(617) 472-5600

Paul E. Saperstein Company, Inc.
144 Centre Street
Holbrook, MA 02343
(617) 227-6553
Auctioneer