

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the POWER OF SALE continued in a certain Mortgage given by ALEMNESH GROOM to ONEUNITED BANK dated November 14, 2014 recorded with Suffolk County Registry of Deeds in Book 53735, Page 134 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 10:00 a.m. on December 19, 2023 on the mortgaged premises located at 300 and 304 Warren Street, Boston (Roxbury), Suffolk County, Massachusetts, being all and singular the premises described in said Mortgage, to wit:

A certain parcel of land with the buildings thereon, now numbered 300 and 304 Warren Street, situated in that part of Boston, Suffolk County, Massachusetts, formerly Roxbury, being all of Lot #1 on a Plan of Land in Boston Highlands, recorded with Suffolk Deeds, Book 1122, Page 162, except so much of said lots as been heretofore conveyed to the City of Boston to be included in Clifford and Warren Streets, at the junction thereof, bounded and described as follows:

BEGINNING at the Southwesterly corner of said Lot on said Warren Street and from there running Northerly by the Easterly line of said Warren Street, fifty seven and 87/100 (57.87) feet to the parcel of land heretofore conveyed to the City of Boston;

THENCE by a curved line forming the boundary of said last named, 19.70 feet;

THENCE running Southeasterly by the Southwesterly line of said Clifford Street, eighty (80) feet to the Northerly line of Lot #2 on said Plan;

THENCE Westerly by the Northerly line of said Lot #2, seventy-four and 25/100 (74.25) feet to the point of beginning.

Containing according to said plan, 2,620 square feet of land.

Subject to any conditions, covenants, easements, and restrictions of record insofar as the Subject same are in force and applicable.

Being and all the same premises conveyed in deed Book 46075, Page 257.

APN: 1200780000

PROPERTY ADDRESS: 300-304 WARREN STREET, ROXBURY, MASSACHUSETTS
02119

The above described Premises will be sold subject to above and with the benefit of all rights, restrictions, easements, improvements, outstanding tax titles, common charges and assessments, municipal or other public taxes, assessments, Title 5 obligations or requirements, tenancies, rights of possession, building and zoning laws, betterments, liens, encumbrances, or claims and all other claims in the nature of liens, if any there be, insofar as the same are still in force and applicable to the premises.

In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference.

TERMS OF SALE:

\$25,000.00 will be required to be paid by Bank Check or Certified Check by the Purchaser at the time and place of sale as a deposit. The balance is to be paid by Bank Check or Certified Check within thirty (30) days thereafter to: Joseph A. Gordon, Esq., Kline & Gordon, LLP. 233 Needham St., Ste. 460, Newton, MA. 02464, at which time after the payment clears, the Deed will be delivered to the Buyer. Other Terms, if any, to be announced at the sale.

DATED: NOVEMBER 15, 2023

SIGNED: ONEUNITED BANK

Present Holder of said mortgage,

By its Attorney,

Joseph A. Gordon, Esq.

233 Needham Street, Suite 460

Newton, MA 02464

(617) 630-0010

