

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Hassan Chbani and Maria Delvecchio Chbani to Mortgage Electronic Registration Systems, Inc., as nominee for Fremont Investment & Loan dated December 21, 2006 and recorded with the Suffolk County Registry of Deeds in Book 41020, Page 144, and assigned as follows: An Assignment of Mortgage was given from Mortgage Electronic Registration Systems, Inc. as Nominee for Fremont Investment & Loan, its successors and assigns, to Greenwich Investors XXVI, LLC dated on June 07, 2016, recorded, or filed in Suffolk County Registry of Deed at Book: 56470; Page: 175. An Assignment of Mortgage was given from Greenwich Investors XXVI, LLC to JH Capital V.I., Inc dated on October 05, 2015, recorded, or filed in Suffolk County Registry of Deed in Book: 56470; Page: 178. An Assignment of Mortgage was given from JH Capital V.I., Inc to Hydral, LLC dated on November 09, 2015, recorded, or filed in Suffolk County Registry of Deed in Book: 56908; Page: 168. An Assignment of Mortgage was given from Hydral, LLC to CT Gibbs Financial, LLC dated on February 5, 2020, recorded, or filed in Suffolk County Registry of Deed in Book: 64412; Page: 328 of which mortgage CT Gibbs Financial, LLC 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 **11:30 AM on August 08, 2021**, at **72 South Ave, Revere, Suffolk County, Massachusetts** all and singular the premises described in said mortgage:

TO WIT:

The Land with buildings thereon situated in Revere, being a certain parcel of land bounded and described as follows: Being lot numbered 160 on a plan called "Plan of Ocean Park situated in the Town of Revere, Suffolk County, Massachusetts, William W. Lowe and Llewellyn H. Barlett, Trustees" George A. Manwaring, Surveyor, dated February 1, 1895 and recorded with said Suffolk Deeds at end of Book numbered 2255.

NORTHEASTERLY by Lot numbered 159 on said plan, ninety-five feet (95.0');

SOUTHEASTERLY by land of owners unknown, forty feet (40.0') hetero

SOUTHWESTERLY by Revere Avenue, Known as Fenley Street, ninety-five feet (95.0')

NORTHWESTERLY by South Avenue, forty feet (40.0')

Comprising the northeast corner of Fenley Street on the easterly side of South Avenue and containing about 3798 square feet of land.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of ***FIVE THOUSAND (\$5,000.00) DOLLARS*** by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at **Braucher & Amann, PLLC, 764 Chestnut Street, Manchester, New Hampshire, 03104, Tell: (603)486-1530** within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

CT Gibbs Financial, LLC

Present holder of said mortgage.

By its attorneys,

Martha L. Davidson, Esq

Braucher & Aman, PLLC

764 Chestnut St

Manchester, NH 03104

Tell: (603) 486-1530