

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated October 21, 2016 from Jessica Huang and Shouxun Hao to Li-Yun Chen, recorded with the Middlesex County (Southern District) Registry of Deeds in Book 68255, Page 386, the undersigned Li-Yun Chen being the present holder of said Mortgage, 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 PM, Wednesday, September 11, 2024**

upon the hereinafter-described premises, known as and numbered as 6 Hillside Avenue, Woburn, Middlesex County, Massachusetts, all and singularly the premises described in said mortgage, to wit:

The real property in the County of Middlesex, State of Massachusetts is described as follows:

A certain parcel of land with the buildings thereon, situated in Woburn, Commonwealth of Massachusetts, on the westerly side of Hillside Avenue bounded and described as follows: beginning at a stone bound at the southeasterly corner of the granted premises at said Hillside Avenue and at land now or formerly of Martin Ellis; thence running westerly by land of said Ellis, two hundred (200) feet to a stone bound; thence running northerly by land now or formerly of Ellen J. Harrington, one hundred (100) feet to a stone bound; thence running easterly by said Harrington land one hundred (100) feet to a stone bound at the land of Olaf Olson; thence running southerly by said Olson land, thirty (30) feet to a stone bound; thence running at a right angle easterly by land of said Olson, one hundred (100) feet to a stone bound at said Hillside Avenue; thence running southerly by said Hillside Avenue seventy (70) feet to the point of beginning.

There is excluded from this conveyance that portion of the above described premises as was conveyed to James C. Mullen by Beatrice G. Hamilton by deed dated December 4, 1968 and recorded with the Middlesex South District Registry of Deeds in Book 11610, Page 639, and shown as Lot 6B on a plan recorded therewith.

Said premises are also known as Lot 6A on a plan entitled, "Plan of Land in Woburn, on Hillside Ave., showing subdivision of Lot 6 into Lots 6A and 6B, drawn by J. McElhinney, 8-20-68," and recorded with said deeds in Book 11610, Page 639 and containing 11,700 square feet more or less according to said plan.

For Title reference see Deed recorded herewith.

The above-described premises shall be subject to all easements, restrictions, municipal or other public taxes, assessments, liens or claims in the nature of liens, outstanding tax titles, building, zoning and other land use laws and all permits and approvals issued pursuant thereto, including, without limitation, 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.

**TERMS OF SALE:** The highest bidder shall be required to make a deposit of \$10,000.00 to the holder of said Mortgage, in cash or by certified or bank cashier's check at the time and place of said sale of said premises. The balance of the purchase price is to be paid to said holder in cash, by certified check or bank cashier's check, and thereupon the deed shall be delivered, in thirty (30) days from the date of sale at the firm of Cunningham, Machanic, Cetlin, Johnson, Harney & Tenney, LLP, Attorneys for said holder, 220 North Main Street, Suite 301, Natick, Massachusetts. The successful bidder shall be required to sign a Memorandum of Terms of Sale. The description of the premises contained in said Mortgage shall control in the event of an error in publication. Other terms, if any, to be announced at the time and place of sale.

Li-Yun Chen,  
By her Attorneys,  
CUNNINGHAM, MACHANIC, CETLIN,  
JOHNSON, HARNEY & TENNEY, LLP  
220 North Main Street, Suite 301  
Natick, MA 01760  
(508) 651-7524