

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated January 13, 2020 from Yushuang Xu and Xun Zhu to Mortgage Electronic Registration Systems, Inc. as nominee for Washington Trust Mortgage Company, LLC recorded with the Middlesex County (Southern District) Registry of Deeds in Book 73981, Page 550, the undersigned, The Washington Trust Company, being the present holder of said Mortgage by Assignment of Mortgage from Mortgage Electronic Registration Systems, Inc. as nominee for Washington Trust Mortgage Company, LLC, its successors and assigns, to The Washington Trust Company dated April 15, 2022 and recorded with said Registry of Deeds Book 80102, Page 124, 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. Tuesday, September 6, 2022

upon the hereinafter-described premises, known as and numbered as 143 Stanton Avenue, Newton, Middlesex County, Massachusetts, all and singularly the premises described in said mortgage, to wit:

The land together with the improvements thereon situated in Newton, Middlesex County, Massachusetts, and bounded and described as follows:

SOUTHWESTERLY by Stanton Avenue, 140.00 feet;
WESTERLY by Lot 1 shown on the Plan hereinafter referred to in two courses, 217.00 feet and 115.26 feet;
NORTHEASTERLY by land now or formerly of Temple Reyim, 97.48 feet; and
EASTERLY by Lots 4 and 3 shown on said Plan, in two courses, 151.38 feet and 187.65 feet, respectively.

The above described land is shown as Lot 2 on a plan entitled "Subdivision Plan of Land, Newton, Massachusetts" dated July 24, 1996 prepared by Verne T. Porter, Jr., PLS Land Surveyors-Civil Engineers of Newton, MA recorded with Middlesex South Registry of Deeds as Plan #767 of 1996 and contains 35,565 square feet of land, according to said plan.

The address of the premises is: 143 Stanton Avenue, Newton, MA 02466.

The premises are conveyed subject to all easements, restrictions, conditions, covenants, and other encumbrances of record, insofar as in force and effect, and all real estate taxes and municipal liens not yet due and payable, which Grantee hereby assumes and agrees to pay.

For title reference see deed recorded at Book 67345, Page 382.

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.

The Washington Trust Company
By its Attorneys,
CUNNINGHAM, MACHANIC, CETLIN,
JOHNSON, HARNEY & TENNEY, LLP
220 North Main Street, Suite 301
Natick, MA 01760
(508) 651-7524