

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 Jim Sar South Boston, LLC, to Middlesex Loans, LLC, dated April 15, 2022, and recorded with the Suffolk County Registry of Deeds in Book 67493 at Page 276, 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 11:00 A.M. on the 19th day of February 2026, at 677R E 2nd Street, Boston, MA 02127, all and singular the premises described in said mortgage,

To wit:

Borrower(s): Jim Sar South Boston, LLC

Property Address: 677R East Second Street, South Boston, MA 02127

The land with the buildings thereon near Second Street in that part of Boston called South Boston, bounded and described as follows:

NORTHERLY by land formerly conveyed by the Emigrant Savings Bank to John Harrington about twenty-five (25) feet;

EASTERLY in part by the lot #17 on the plan hereinafter described and in part by land formerly of the City of Boston, sixty-two (62), six (6) inches;

SOUTHERLY by Lot 8 on said plan, twenty-four (24) feet, eight and seven-eighths (8-7/8) inches; and

WESTERLY by Lot 15 on said plan, sixty-two (62) feet, six (6) inches.

Being the rear portion of lot 16 on a plan of Alexander Wadsworth dated April 30, 1864 recorded with Suffolk Deeds at the end of Book 842. Also, with the benefit of the right of way and drainage through the remaining portion of said lot as reserved in the deed of Emigrant Savings Bank to John Harrington recorded with Suffolk Deeds in Book 1504, Page 601.

For Grantor's title see deed recorded in Book 60541, Page 292

Premises to 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 fifteen thousand dollars (\$15,000.00) 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 wire transfer to Ligris + Associates, P.C., 1188 Centre Street, Newton, MA 02459 on or before thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

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

Middlesex Loans, LLC,
Present holder of said mortgage,
By its Attorneys,
Ligris + Associates, P.C.
1188 Centre Street
Newton, MA 02459
(617) 274-1500