MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 62 Charlotte Street LLC in favor of Middlesex Loans LLC dated January 29, 2024 and recorded January 30, 2024 with the Suffolk County Registry of Deeds at Book 69845, Page 306, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 11:00 am on November 20, 2026 on or near the mortgage premises being known as 62 Charlotte Street, Boston (Dorchester), Suffolk County, Massachusetts, being all and singular the premises described in said mortgage to wit:

A certain parcel of land with the buildings thereon, being now known as and numbered 62 Charlotte Street in that part of Boston, formerly Dorchester, in Suffolk County, Massachusetts and being Lot 15 as shown on a plan made by Charles H.W. Wood dated August 3, 1895 and recorded with the Suffolk County Registry of Deeds in Book 2301, Page 531, together with a strip of land three (3) feet wide adjoining said Lot 15 on the easterly side thereof and bounded and described as follows:

SOUTHERLY by Bradshaw Street (formerly White Street) twelve and 65/100 (12.65) feet;

SOUTHWESTERLY by the junction of Bradshaw Street and Charlotte Street, Forty-four and 66/100 (44.66) feet;

SOUTHWESTERLY more WESTERLY on said Charlotte Street, Sixty-Five and 04/100 (65.04) feet;

NORTHWESTERLY by Lot 14 as shown on said plan, Fifty-Seven and 25/100 (57.25) feet; and

NORTHEASTERLY by the remaining portion of Lote "W" as shown on a plan made by H.H. Moses dated February 6, 1889, and recorded in Book 189, Page 129, being land now or formerly of Bassett, One hundred eight and 34/100 (108.34) feet.

Containing 4,445 square feet of land, being all of said measurements more or less.

The above described premises are conveyed subject to and with the benefit of, as the case may be, all rights, easements, covenants, restrictions, agreements, conditions, encumbrances and other matters of record appertaining thereto, if any, insofar as the same may now be in force and applicable.

For Mortgagor's title, see deed recorded with the Suffolk County Registry of Deeds in Book 69845, Page 303.

The above-described premises will be sold **SUBJECT TO** all rights, easements, restrictions, and reservations of record insofar as the same are in force and applicable. The above premises will be sold subject as above and subject to and/or with the benefit of any and all outstanding tax

titles, municipal or other public taxes, assessments, association dues, liens, restrictions, easements, improvements, covenants, or claims in the nature of liens, assessments or liens and/or rights of tenants and parties in possession, if any.

TERMS OF SALE:

A deposit of TEN THOUSAND ($10,000.00) DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The balance of the purchase price shall be paid by wire transfer within thirty (30) days thereafter at 1:00 pm at the Law Offices of Rosemary Traini, attorney for Middlesex Loans LLC, 100 Hallet Street, Boston, Massachusetts, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The undersigned reserves the right to change the foregoing terms of sale by announcement, written or oral, made before the auction sale, or at the commencement thereof or at the commencement of any adjourned sale.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.

Dated: October 26, 2026

(signed:)
Middlesex Loans LLC
Current Holder of Said Mortgage
By its Attorney,

/s/ Rosemary Traini
Rosemary Traini, Esq.
100 Hallet Street
Boston, MA 02124
781-461-8300