

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in that certain Mortgage, Assignment of Leases and Rents, Fixture Filing, and Security Agreement given by 16 Beckler Ave, LLC (the "Mortgagor") to FTF Lending, LLC dated July 20, 2021 and recorded with the Suffolk Registry of Deeds (the "Registry") at Book 65923, at Page 286 (the "Mortgage"), and assigned by an Assignment of Mortgage/Deed of Trust, Assignment of Leases and Rents, Fixture Filing and Security Agreement to Premia AmTrust 2017 Aggregate Reinsurance Trust (the "Mortgagee"), dated August 3, 2021, and recorded with the Registry in Book 66325 at Page 347, 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 10:00 AM on the 25th day of September, 2024 at 16 Beckler Avenue, Boston, Massachusetts, being more particularly in said mortgage, to wit:

Beginning on the Northerly side of a new street, called Beckler Avenue, leading Easterly from K Street, between Fifth and Sixth Streets, at a point 202.40 feet Easterly from the Easterly line of K Street and opposite the center of a brick partition wall, thence

NORTHERLY through the center of said partition wall, fifty-five (55) feet to the center of a three-foot passageway, thence

EASTERLY through the center of said passageway, eighteen and 90/100 (18.90) feet to the land of persons unknown; thence

SOUTHERLY by the last mentioned land, fifty-five (55) feet to said Avenue, thence

WESTERLY by said Beckler Avenue, eighteen and 48/100 (18.48) feet to the point of beginning.

Together with the right to use in common with others, said passageway and passageway leading out of the same to said Avenue. Said house is the eighth house counting Easterly from K Street in a block of eight houses erected by D. W. Beckler.

For Mortgagor's title, see deed recorded in Book 65923, Page 280.

Said premises shall also be sold subject to and/or with the benefit of any and all other restrictions, easements, improvements, covenants, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, attachments and existing encumbrances of record created prior to the Mortgage, if any there be, insofar as in force and applicable.

Said premises will also be sold subject to all leases and tenancies having priority over said Mortgage, to tenancies or rights of parties in possession now or at the time of said auction which are subject to said Mortgage, to rights or claims in personal property installed by tenants or former tenants now located on the premises, and to laws and ordinances including, but not limited to, all building and zoning laws and ordinances.

Terms of sale:

The highest bidder in the sale shall deposit a bank treasurer's check, or certified check in the amount of Thirty Thousand Dollars (\$30,000.00) at the time and place of the sale as a non-refundable earnest money deposit towards the purchase price to be held at the option of the Mortgagee as liquidated damages for any default by the successful bidder. The highest bidder shall then be required to remit by federal wire transfer an additional non-refundable deposit to bring in an amount sufficient to make the total deposit equal to ten percent (10%) of the purchase price within five (5) business days of the date of the public auction.

The balance of the purchase price shall be paid upon delivery of the deed within thirty (30) days of the date of the public auction. Each successful bidder shall be required to sign a Memorandum of Sale at the public auction containing the terms herein and any additional terms set forth in the Memorandum of Sale or announced at the public auction.

In the event that any successful bidder at the public auction fails to perform in the time specified to purchase the applicable premises, the Mortgagee reserves the right, at its sole election, to sell such premises by foreclosure deed to the other qualified bidders, in descending order beginning with the next highest bidder, provided that in each case the next highest bidder delivers to Mortgagee the amount of the required deposit within three (3) business days after written notice of the default of the previous highest bidder and promptly executes a Memorandum of Sale providing for performance within thirty (30) days of execution. Mortgagee also reserves the right, at its sole election, to assume the bid of any defaulting or declining bidder. The Mortgagee reserves the right to postpone this sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Other terms to be announced at sale.

For inquiries concerning the auction, please contact Samantha Saperstein at ssaperstein@pesco.com.

Premia AmTrust 2017 Aggregate Reinsurance Trust,
present holder of the Mortgage,

By its attorney,
Lauren A. Solar, Esq.
Hackett Feinberg P.C.
155 Federal Street, 9th Floor
Boston, MA 02110