

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Atiya's Management LLC to Scott Fishman, Trustee of the SJF Investment Trust dated December 15, 2023 and recorded with Suffolk County Registry of Deeds, Book 69736, Page 181, 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 o'clock a.m. on the 16th day of April 2025 at the mortgaged premises at 39 Baird St., Dorchester, MA 02124 all and singular the premises described in said mortgage.

To wit:

SOUTHWESTERLY by Baird Street, as shown on the plan hereinafter mentioned, forty-three and 5/10 (43.5) feet;

NORTHWESTERLY by land of owners unknown, as shown on said plan, eighty (80) feet;

NORTHEASTERLY by land of owners unknown, as shown on said plan, forty-three and 5/10 (43.5) feet;

SOUTHEASTERLY by Lot E, as shown on said plan, eighty (80) feet.

Containing 3480 square feet of land according to said plan and being shown as Lot F on a plan entitled "Plan of Land and H. Tasker in Dorchester" dated June 14, 1915 by B.B. Levy recorded with Suffolk Registry of Deeds in Book 3887, Page 445.

Terms of sale: \$10,000.00 to be paid in cash, bank check or certified funds by the purchaser at the time and place of the sale and the balance to be paid within thirty (30) days.

Other terms to be announced at the sale.

Scott J. Fishman, Attorney  
for The Present Holder of  
said mortgage  
(781) 337-4221