

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 Saint of All Saints LLC (the "Mortgagor") to FTF Lending, LLC, dated October 19, 2022, and recorded in the Norfolk County Registry of Deeds (the "Registry") in Book 40880 at Page 519 (the "Mortgage"), as assigned to IBI SBL Investment LP (the "Mortgagee") by Assignment of Mortgage, Assignment of Leases and Rents, Fixture Filing, and Security Agreement dated January 30, 2025, and recorded with the Registry in Book 42230, at Page 173 (the "Assignment"), 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 AM on the 14th day of April, 2025 at 138 Winter Street, Westwood, Massachusetts, being more particularly in said mortgage, to wit:

The land referred to herein below is situated in the County of Norfolk, Commonwealth of Massachusetts, and is described as follows:

A certain parcel of land, together with the buildings thereon, situate on Winter Street in Westwood, Norfolk County, Massachusetts, shown as Lot 3 on a plan entitled "Westview Estates Plan of Land in Westwood, Mass." Dated November 9, 1964, revised June 7, 1965, drawn by Norwood Engineering Co., Inc., recorded as Plan #839-1965 in Plan Book 219, bounded and described as follows:

SOUTHWESTERLY: by said Winter Street, 136.60 feet;
NORTHWESTERLY: by Lot 2, 298.01 feet;
NORTHEASTERLY: by a portion of Lot 6, 136.95 feet; and
SOUTHEASTERLY: by Lot 4, 288.12 feet.

In the event of any typographical errors in the publication of this notice, the description in the Mortgage shall control.

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 Twenty Thousand Dollars (\$20,000.00) 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 Paul E. Saperstein, Co, Inc. at <https://www.pesco.com>.

IBI SBL Investment LP,

By its attorney,
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