

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 593 East Sixth Street, LLC to Milton Hill Lending Trust LLC dated February 21, 2024, and recorded with the Suffolk County Registry of Deeds in Book 69903 Page 278 on February 21, 2024, of which 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 10th day of September, 2024, on or near the mortgaged premises, all and singular the premises described in said mortgage,

To wit: 593 East Sixth Street, Unit #1, Unit #2, Unit #3, Boston, Massachusetts.

Property in Boston, Suffolk County, Massachusetts known as Unit No. 1, Unit No. 2 and Unit No. 3 (the "Units"), of the 593 East Sixth Street Condominium (the "Condominium"), located at 593 East Sixth Street in Boston, Massachusetts, which condominium was created pursuant to M.G.L. Chapter 183A by the recording of a Master Deed dated November 29, 2023 and recorded at the Suffolk County Registry of Deeds in Book 69771, Page 318, as amended of record.

Said Unit is laid out on the floor plans recorded with the Master Deed and on the copies of such plans filed with the original deed to the Unit, to which is affixed a verified statement in the form provided for in M.G.L. c. 183A Section 9.

The unit is conveyed together with an undivided % interest in the areas and facilities as defined and described in the Master Deed and the exclusive right to use the Common Areas and Facilities appurtenant to said Unit as set forth in the Master Deed and the Unit Deed.

The Unit is subject to and has the benefits of all rights, easements, agreements, interest and provisions contained in the Master Deed and the Condominium Trust and By-Laws recorded therewith, as any of the same may be amended from time to time pursuant to the provisions thereof, as well as the provisions of Chapter 183A of Massachusetts General Laws as the same may be amended from time to time.

Meaning and intending to convey and hereby conveying the same premises conveyed to me/us by deed dated 11/18/16 and recorded with the Suffolk County Registry of Deeds in Book 57181, Page 275.

The description of the Property appearing in the Mortgage to be foreclosed shall control in the event of a typographical error in this publication. Note the correct recording information for the Master Deed is Book 69774, Page 303.

The property will be sold and conveyed subject to and with the benefit of all rights, easements, reservations, restrictions, rights of way, improvements, takings and liens or encumbrances prior to the mortgage. Together with all improvements now or hereafter erected on the Property. All replacements and additions shall also be covered by this sale.

Terms of sale:

Said Premises shall be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water or sewer liens and State or County Transfer fees if any there are.

The foreclosure sale shall occur at the Property. The successful bidder shall incur a non-refundable initial earnest money deposit towards the purchase price of \$50,000, which shall be in the form of bank check or certified check, at the time and place of sale. Said deposit money may be held at the option of the Mortgagee as liquidated damages for any default by the successful bidder. Within three business days after the sale an additional deposit shall be paid by the successful bidder to bring the aggregate earnest money deposit to a minimum of five % of the Auction price, which additional deposit shall be paid at the offices of Fallon Associates Attorneys at Law, P.C. No monies shall be returned or refunded from the initial deposit of \$50,000 in the event said initial deposit exceeds 5% of the purchase price. The balance shall be paid within thirty (30) days from the date of sale at the offices of Fallon Associates Attorneys at Law, P.C. time being of the essence to all terms of the sale. The foreclosure deed shall be provided to the successful bidder for recording upon receipt of the full balance of the purchase price.

The successful bidder shall be required to sign a Memorandum of Sale at the time of the auction containing the terms herein and any additional terms as set forth in the Memorandum of Sale or announced at the sale.

In the event the successful bidder at the Public Auction fails to perform in the time specified to purchase the Property, the Mortgagee reserves the right, at its sole election, to sell the Property by foreclosure deed to the other duly qualified bidders, in descending order beginning with the next highest bidder, provided that in each case the next highest bidder delivers to the Mortgagee the amount of the required deposit within three business days after written notice of default of the previous highest bidder and promptly executes a Memorandum of Sale providing for performance within thirty (30) days of execution. The 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 the 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 the sale.

For inquiries concerning the public auction, please contact Stanley J. Paine Auctioneers, 300 Washington Street, Suite 913, Newton MA 02458. (T) 617-731-4455.
www.PaineAuctioneers.com.

Milton Hill Lending Trust LLC, present holder of the aforesaid Mortgage, by its attorneys, Fallon Associates Attorneys at Law, PC, Sean P. Fallon, Esq., 42 Mechanic Street, Milton, MA 02186, (T) 617-698-2000.

Signed,

Milton Hill Lending Trust, LLC

By its Manager,

James Ferrera

Present Holder of said mortgage.