

MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Celest Investments LLC to Chloe LLC dated October 6, 2025 and recorded with Essex County North Registry of Deeds in Book 18402, Page 341, and covering the premises located 59 Bellevue Street, Lawrence, aka 12-22 Highgate Street, Lawrence, Massachusetts (the "Premises") of which mortgage Chloe LLC 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 on November 16, 2026 at 12:00 PM at or upon the mortgaged premises located at 59 Bellevue Street, Lawrence, Massachusetts a/k/a 12-22 Highgate Street, Lawrence, Massachusetts, more particularly described below, being all and singular the premises described in said mortgage, to wit:

A certain parcel of land with the buildings thereon, now known as 59 Bellevue Street, Lawrence, Essex County, Massachusetts, comprising of 33,123 square feet of land more or less and shown on plan of and entitled: Plan of Land, location 59 Bellevue Street, Lawrence, MA, prepared for owners Alfonso Garcia, Patricia Valley, prepared by Frank S. Giles Land Consulting, 73 Fern Street; Lawrence, MA 01841, dated March 15, 2011, Scale: 1" = 20', which plan is recorded in the Essex North Registry of Deeds, as Plan No. 16426, to which plan reference is made for a more particular description of said land. Also being shown on Plan No. 18323 as lots marked MAP 210 LOT 7-1, MAP 210 LOT 7 and MAP 210 LOT 7-2. Meaning and intending to mortgage and hereby mortgaging the same premises conveyed to Mortgagor by Deed recorded with Essex North District Registry of Deeds in Book 17615 Page 225.

Subject to a senior mortgage recorded with Essex County North Registry of Deeds at Book 18402, Page 321.

The Mortgagee reserves the right to postpone the sale to a later date by public announcement at the time and date appointed for the sale and to further postpone any adjourned sale date by public announcement at the time and date appointed for the adjourned sale date.

In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference.

The Premises shall be sold As-Is, Where-is, and with all faults, latent or patent, and subject to all encumbrances of record entitled to precedence over this mortgage, unpaid taxes, tax titles, other municipal assessments or liens, all tenancies/parties in possession and without any warranties or representations whether express, implied, including, but limited to, use, rent rolls, leases, occupants, liens, encumbrances, description of the Premises, building permits, zoning, construction materials, improvements, utilities, state, and local and city ordinances.

The Mortgagee reserves the right to cancel any part or all of sale at any time and to change the terms at the sale or to add additional terms.

If the successful bidder at the foreclosure sale defaults in purchasing the property according to the terms of this notice of sale or the terms of the Memorandum of Sale signed at the time of the

foreclosure, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder (or other successive bidders, in order of their bids), provided that such other bidder deposits with Mortgagee's attorneys, Kline & Sanders, LLP, the amount of the required deposit as set forth below within three (3) business days after receiving written notice that the prior bidder has defaulted or declined to purchase, and title shall be conveyed to such other bidder within thirty (30) days after receipt of such notice.

TERMS OF SALE: Fifty Thousand and 00/100 Dollars (\$50,000.00) is to be paid by certified check and/or bank cashier's check by the Purchaser at the time and place of sale. The balance of the purchase price is to be paid by the Purchaser by certified check and/or bank cashier's check or wire transfer within thirty (30) days thereafter at the offices of Kline & Sanders, LLP, 233 Needham Street, Suite 460, Newton, MA 02464.

Other terms to be announced at the sale.

Chloe LLC
the present holder of said mortgage
by its attorney,
KLINE & SANDERS, LLP
233 Needham Street, Suite 460
Newton, MA 02464 - (617) 964-2200