

NOTICE OF JUDICIAL SALE OF REAL ESTATE

Based upon events of default occurring under a certain mortgage executed by Tnotes Investment LLC, a Massachusetts limited liability company, delivered to FTF Lending LLC, a Delaware limited liability company, dated February 22, 2021, and recorded in BK 64833 at PG 241 with the Suffolk County Registry of Deeds, and in execution of the Judgment Entry and Decree of Mortgage Foreclosure entered on November 8, 2022 in *FTF Lending LLC v. Tnotes Investment LLC, et al.*, U.S. District Court, District of Massachusetts, Boston Division, Case 1:22-cv-10700-WGY, Paul E. Saperstein Company, Inc. shall offer for sale at **Public Auction on April 4, 2023 at 11:00 a.m. local time** upon the premises, all and singular the premises described in said mortgage, to wit:

The Property in South Boston, Suffolk County, Massachusetts, being described as follows:

Condominium Units No. 1, No 2 and No 3 (the "Units") in the Condominium known as 8 Leeds Street Condominium (the "Condominium") located at 8 Leeds Street, South Boston, Massachusetts 02127, Suffolk County, Massachusetts, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated June 3, 1987 and recorded with the Suffolk County Registry of Deeds in Book 13747, Page 257 (the "Master Deed"), as amended of record, together with the benefit of any exclusive and non-exclusive right to use any parking space(s) and storage space(s) located within the common areas and facilities of the Condominium and appurtenant to the Units or used in connection therewith as set forth in said Master Deed.

The Units are more particularly described (1) in the Master Deed, (2) such site and floor plans as have been recorded therewith, (3) in the first Unit Deeds recorded at the Suffolk County Registry of Deeds thereof and on copies of such site and floor plans filed therewith. The Unit are conveyed together with the undivided interest in the common areas and facilities of the Condominium as stated in the Master Deed and any recorded amendments thereto, and the same percentage interest in the Organization of Unit Owners created by the 8 Leeds Street Condominium Trust (the Unit Owners Organization) created by instrument recorded simultaneously with said Master Deed.

ALSO

Condominium Units No. 1, No 2 and No 3 (also included in the "Units") in the Condominium known as 10 Leeds Street Condominium (the

"Condominium") located at 10 Leeds Street, South Boston, Massachusetts 02127, Suffolk County, Massachusetts, a condominium established pursuant to Massachusetts General Laws, Chapter 183A, by Master Deed dated June 3, 1987 and recorded with the Suffolk County Registry of Deeds in Book 13747, Page 209 (the "Master Deed"), as amended of record, together with the benefit of any exclusive and non-exclusive right to use any parking space(s) and storage space(s) located within the common areas and facilities of the Condominium and appurtenant to the Units or used in connection therewith as set forth in said Master Deed.

The Units are more particularly described (1) in the Master Deed, (2) such site and floor plans as have been recorded therewith, (3) in the first Unit Deeds recorded at the Suffolk County Registry of Deeds thereof and on copies of such site and floor plans filed therewith. The Unit are conveyed together with the undivided interest in the common areas and facilities of the Condominium as stated in the Master Deed and any recorded amendments thereto, and the same percentage interest in the Organization of Unit Owners created by the 8 Leeds Street Condominium Trust (the Unit Owners Organization) created by instrument recorded simultaneously with said Master Deed.

The Units and said undivided interests are together hereinafter referred to as the Mortgaged Premises.

For Grantor's title, see Deeds recorded herewith.

Address: 8 Leeds St, Unit 1, Boston, MA 02127
Parcel ID: 0700112002

Address: 8 Leeds St, Unit 2, Boston, MA 02127
Parcel ID: 0700112004

Address: 8 Leeds St, Unit 3, Boston, MA 02127
Parcel ID: 0700112006

Address: 10 Leeds St, Unit 1, Boston, MA 02127
Parcel ID: 0700113002

Address: 10 Leeds St, Unit 2, Boston, MA 02127
Parcel ID: 0700113004

Address: 10 Leeds St, Unit 3, Boston, MA 02127
Parcel ID: 0700113006

The description of the Property appearing in the mortgage to be foreclosed shall control in the event of a typographical error in this publication.

For Mortgagor's Title, see Deed recorded in BK 64833 at PG 237 with the Suffolk County Registry of Deeds [10 Leeds St, Unit 3, Boston, MA 02127], see Deed recorded in BK 64833 at PG 233 with the Suffolk County Registry of Deeds [10 Leeds St, Unit 2, Boston, MA 02127], see Deed recorded in BK 64833 at PG 229 [10 Leeds St, Unit 1, Boston, MA 02127], see Deed recorded in BK 64833 at PG 226 [8 Leeds St, Unit 3, Boston, MA 02127], see Deed recorded in BK 64833 at PG 223 [8 Leeds St, Unit 2, Boston, MA 02127], see Deed recorded in BK 64833 at PG 215 [8 Leeds St, Unit 1, Boston, MA 02127].

The Property will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the Deed.

TERMS OF SALE: The foreclosure sale shall occur at the Property. The successful purchaser shall tender a deposit of \$50,000.00 to the auctioneer by certified or bank check at the time and place of sale. The balance shall be paid by certified or bank check and mailed to 4700 Rockside Rd, Ste 440, Independence, OH 44131, or to such other place as the holder of said mortgage may designate in writing or as announced at sale, within 30 days from the date of sale. Deed shall be provided to purchaser for recording upon receipt in full of the purchase price.

Other terms to be announced at the sale.

FTF Lending, LLC, present holder of said mortgage, by its Attorneys, Gingo Palumbo Law Group, LLC, Michael J. Palumbo, Esq., 4700 Rockside Rd, Ste 440, Independence, OH 44131, (216) 503-9512, michael@gplawllc.com, and Lippes Mathias LLP, Brendan H. Little, Esq., 50 Fountain Plz, Ste 1700, Buffalo, NY 14202, (716) 853-5100, blittle@lippes.com.