

2 Beach Road, Winthrop, Massachusetts

**LEGAL NOTICE**  
**MORTGAGEE'S SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 2 BEACH ROAD, LLC, a Massachusetts limited liability company (the "Mortgagor") to RF BOSTON, LLC, a Massachusetts limited liability company (the "Mortgagee"), dated May 3, 2022 and recorded with the Suffolk County Registry of Deeds at Book 67587, Page 7, and assigned on May 9, 2022 to 1Sharpe Capital held in escrow, for breach of conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at **1:00 PM on March 31, 2023** on the mortgaged premises located at 2 Beach Road, Winthrop, Massachusetts 02152, all and singular the premises described in said mortgage.

TO WIT:

The land with the buildings thereon being Lot "A" on a plan by Joseph R. Carr and Sons, dated March 1909, recorded with Suffolk Deeds, Book 3463, Page 123, and being also a part of Lot "G" on a plan by N.T. Whitman dated August 30, 1984, recorded in Suffolk Deeds, Book 2381, at the End thereof and bounded and described as follows:

EASTERLY:                      by Beach Road, forty-two and sixty-seven hundredth (4267) feet;

SOUTHERLY:                    by the curved junction of said Road and Shirley Street, twenty-four and eighteen hundredths (24.18) feet;

SOUTHWESTERLY:            by said Shirley Street, sixty (60) feet;

NORTHEASTERLY:            by Lot B on said first mentioned plan by two lines measuring together sixty-three and twenty-two hundredths (62.33) feet; and

NORTHWESTERLY:            by Lot H on said last mentioned plan, twenty-eight and fifty-seven hundredths (28.57) feet.

Containing two thousand eight hundred fifty-five (2,855) square feet of land, more or less, according to said plan.

Being the same parcel conveyed to the mortgagor by deed dated May 3, 2022 and recorded in the Suffolk County Registry of Deeds at Book 67587, Page 4.

TERMS OF SALE:

A deposit of Twenty Thousand and 00/100 (\$20,000.00) Dollars shall be paid by purchaser by cashier's, bank treasurer's, or certified check, payable to Siden & Associates, P.C. (cash or personal check will not be accepted) at the time and place of sale. The balance is to be paid by either a federal funds wire transfer, certified or bank check at the offices of Mortgagee's attorney, Siden & Associates, P.C., 20 Park Plaza, Suite 505, Boston, MA 02116, within forty-five (45) days from the date of sale. A Foreclosure Deed will be provided to purchaser for recording upon receipt of the full purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

The purchaser shall be required to sign a Memorandum of Sale at the time and place of sale. OTHER TERMS, IF ANY, TO BE ANNOUNCED AT THE SALE.

RF BOSTON, LLC, Present holder of said mortgage.

By its Attorneys, Siden & Associates, P.C.

Ryan C. Siden

Ryan C. Siden, Esq.  
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Boston Herald, 3/2/23, 3/9/23, 3/16/23, 3/23/23, 3/30/23