

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 April 27, 2021, and recorded in BK 65363 at PG 1 with the Suffolk County Registry of Deeds, and in execution of the Judgment Entry and Decree of Mortgage Foreclosure entered on February 10, 2023 in *FTF Lending LLC v. Tnotes Investment LLC, et al.*, U.S. District Court, District of Massachusetts, Boston Division, Case 1:22-cv-10670-IT, 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:

4 GLOVER CT, BOSTON, MA 02127

A certain parcel of real estate situated in the South Boston, District of said Boston, bounded and described as follows:

Beginning at a point in the Southeasterly side of Glover Court as laid down on Wilson's Plan, June 1857, and recorded with Suffolk Deeds, Book 720, Page 130, which part is Twenty feet and Eleven inches (20 feet and 11 inches):

SOUTHWESTERLY from the Southwesterly side of a passageway Three (3) feet wide, running Southeasterly from said Court and running

SOUTHWESTERLY on said Glover Court, Twenty feet and Eleven inches, (20 feet and 11 inches); thence turning and running

SOUTHEASTERLY on land formerly of Roberts, Seventy-Four (74) feet; running

NORTHEASTERLY on land formerly of Benjamin Leed, Twenty feet and Eleven inches (20 feet, 11 inches);

NORTHWESTERLY by other land formerly of Roberts, Seventy-Four (74) feet, to the point of beginning.

With exclusive right to use as a passageway, the strip land about three feet side running Southeasterly from said Glover Court along the Northeasterly side of said Premises.

For Grantor's title, see Deed recorded herewith.
Address: 4 Glover Ct, Boston, MA 02127
Parcel ID: 0700149000

6 GLOVER CT, BOSTON, MA 02127

The land with the buildings thereon known as 6 Glover Court situated in that part of said Boston known as South Boston, beginning at the Westerly corner of the granted premises on the Southeasterly side of the Court called Glover Court at the land now or formerly of one Bird, and running

SOUTHEASTERLY by land now or formerly of said Bird, Seventy-Four (74) feet;

NORTHEASTERLY by land formerly of Benjamin Leeds, Eighteen (18) feet;

NORTHWESTERLY by land now or formerly of Nathan H. Bishop, Seventy-Four (74) feet;

SOUTHWESTERLY by the Court called Glover Court, Eighteen (18) feet in the point of beginning.

This conveyance is made subject to a sub-surface easement for sewerage drainage as set forth in taking by the Commonwealth of Massachusetts, recorded with Suffolk Deeds Book 7019, Page 232.

Being the same Premises conveyed to me by John C. Berry and Alice M. Berry on September 26, 1989 and recorded with Suffolk Registry of Deeds at Book 15840, Page 016.

For Grantor's title, see Deed recorded herewith.
Address: 6 Glover Ct, Boston, MA 02127
Parcel ID: 0700148000

8 GLOVER CT, BOSTON, MA 02127

A certain parcel of land with the buildings thereon situated in that part of said Boston called South Boston, being the Estate Numbered Eight (8) on Glover Court, and bounded and described as follows:

NORTHWESTERLY on Glover Court, Twenty-Six (26) feet, Six (6) inches;

SOUTHWESTERLY by Lot Numbered Twenty-Two (22) on Wilson's Plan recorded with Suffolk Deeds, Book 720, Page 130, there measuring Seventy-Four (74) feet;

SOUTHEASTERLY by Lots Numbered Thirteen (13) and Fourteen (14) on said Plan, there measuring Twenty-Six (26) feet, Six (6) inches;

NORTHEASTERLY by part of Lot Twenty-One (21) on said Plan, there measuring Seventy-Four (74) feet;

Being Lot Numbered Twenty-One (21) on said Plan except a strip of land One (1) foot wide on the Northeasterly side thereof.

For Grantor's title, see Deed recorded herewith.
Address: 8 Glover Ct, Boston, MA 02127
Parcel ID: 0700147000

10 GLOVER CT, BOSTON, MA 02127

All our rights, title and interest in a certain lot of land with the building thereon situated on Glover Court, in that part of Boston called South Boston, bounded and described as follows:

NORTHWESTERLY by Glover Court, so called, 26-3/4 feet;

NORTHEASTERLY by Lot Numbered 21 on a Plan made by M.W. Wilson, dated June, 1857, and recorded with Suffolk Registry of Deeds in Book 720, Page 130, 74 feet;

SOUTHEASTERLY by Lots 14 and 15 on said plan, 30 feet and 4-1/2 inches; and

SOUTHWESTERLY by land now or formerly of Abbott or Goodale, or both, 74 feet, 1 inch.

Containing 2,113 square feet of land, more or less.

For Grantor's title, see Deed recorded herewith.
Address: 10 Glover Ct, Boston, MA 02127
Parcel ID: 0700146000

12 LEEDS ST, BOSTON, MA 02127

The land with the buildings thereon, on the Northerly side of Leeds Street, Numbered Twelve (12) in the numbering of said Leeds Street, between an estate now or formerly of Anna Pasek (Numbered 10) and an estate now or formerly of John D. Cahill (Numbered 14) and supposed to contain about Thirteen Hundred Fifty-Five (1355) square feet.

Said land is situated in Block 165 B, Section in the South Boston District shown in the Boston Assessor's Book of Plans of said City, filed in the Suffolk Registry of Deeds.

For Grantor's title, see Deed recorded herewith.
Address: 12 Leeds St, Boston, MA 02127
Parcel ID: 0700114000

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 65362 at PG 332 with the Suffolk County Registry of Deeds [4 Glover Ct, Boston, MA 02127], see Deed recorded in BK 65362 at PG 162 with the Suffolk County Registry of Deeds [6 Glover Ct, Boston, MA 02127], see Deed recorded in BK 65362 at PG 280 [8 Glover Ct, Boston, MA 02127], see Deed recorded in BK 65362 at PG 289 [10 Glover Ct, Boston, MA 02127], and see Deed recorded in BK 65362 at PG 155 [12 Leeds St, 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.