

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by McLaughlin Limited, LLC to Charlestown Capital, Inc., dated February 6, 2019 and recorded with the Middlesex South District Registry of Deeds on February 6, 2019 at Book 72203, Page 399, as amended by Amendment to Commercial Mortgage, Security Agreement and Assignment dated May 31, 2019 and recorded with the Middlesex South District Registry of Deeds at Book 72698, Page 3, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 1:00 PM on May 21, 2025 on or near the mortgage premises being known as 14-16 Lafayette Street, Arlington, Middlesex County, Massachusetts, being all and singular the premises described in said mortgage to wit:

A certain parcel of land with the buildings thereon situated in Arlington, comprising of the whole of lot numbered Two Hundred Eighty-Four (284) and one-half of the lot numbered Two Hundred Eighty-Five (285) as shown on plan entitled "Plan of Whitmore Park, Arlington, Mass. Belonging to T. Telson" dated 1900, by C.H. Gannett, C.E., duly recorded with Middlesex South District Deeds, Book of plans 12, Plan 3, together and bounded and described as follows:

NORTHWESTERLY	by Lafayette Street, sixty (60) feet;
NORTHEASTERLY	by the northeasterly half of said lot 285, approximately ninety-six (96) feet
SOUTHEASTERLY	by lots 294 and 295 on said plan, sixty (60) feet; and
SOUTHWESTERLY	by lot 283, as shown on said plan, ninety four and 1/10 (94.1) feet.

Together containing 5712 square feet of land more or less.

Said premises are known as numbered 14-16 Lafayette Street in the present numbering of said street.

For Mortgagor's title, see deed recorded at Book 64911, Page 255 and see deed recorded at Book 79787, Page 69.

The above described premises will be sold **SUBJECT TO** all rights, easements, restrictions, and reservations of record insofar as the same are in force and applicable. The above premises will be sold subject as above and subject to and/or with the benefit of any and all outstanding tax titles, municipal or other public taxes, assessments, association dues, liens, restrictions, easements, improvements, covenants, or claims in the nature of liens, and existing encumbrances of record created superior to the aforesaid mortgage, including but not limited to the mortgage in Book 43281, Page 89.

TERMS OF SALE:

A deposit of TWENTY THOUSAND (\$20,000.00) DOLLARS shall be required to be made to the mortgagee by cash, certified or by cashier's check at the time and place of the sale as a deposit. The balance of the purchase price shall be paid by wire transfer, by certified check or by

cashier's check within thirty (30) days thereafter to Charlestown Capital Inc., c/o its Attorney Rosemary Traini at the address noted below in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The undersigned reserves the right to change the foregoing terms of sale by announcement, written or oral, made before the auction sale, or at the commencement thereof or at the commencement of any adjourned sale.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.

Dated: April 11, 2025

(signed:)
Charlestown Capital Inc.
By its Attorney,

/s/ Rosemary Traini
Rosemary Traini, Esq.
100 Hallet Street
Boston, MA 02124
781-461-8300