

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 2:00 PM on May 21, 2025 on or near the mortgage premises being known as 1448-1450 Massachusetts Avenue, 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, Middlesex County, Massachusetts being numbered 1448-1450 Massachusetts Avenue and shown as Lot 164 on a plan entitled "Arlington Heights Park, Arlington, Mass., Property of T.B. Munroe", dated January, 1897, recorded with Middlesex South District Deeds, Plan Book 103, Plan 25, and bounded and described as follows:

NORTHERLY	by Massachusetts Avenue, forty-two and 49/100 (42.49) feet, more or less;
WESTERLY	by Lot 8, as shown on said plan, ninety-two (92) feet;
SOUTHERLY	by Lot 163, as shown on said plan, forty-two and 18/100 (42.18) feet; and
EASTERLY	by Lot 165, as shown on said plan, eighty-eight and 2/10 (88.2) feet.

Containing 3947square feet of land more or less, as shown on said plan.

For Mortgagor's title, see deed recorded at Book 64911, Page 260.

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 mortgages in Book 44960, Page 197 and Book 62662, Page 346.

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