

NOTICE OF SALE

Notice is hereby given that pursuant to the power of sale contained in a certain Mortgage given by 554 Columbia Road LLC to Local Initiatives Support Corporation in the original principal amount of \$4,320,000.00 dated April 2, 2020, recorded in Book 62786, Page 139, which Mortgage was assigned to Fox Hill Capital LLC by Assignment dated November 15, 2024, recorded with Suffolk County Registry of Deeds in Book 70856, Page 67, for breach of the conditions of said Mortgage and for the purpose of foreclosing, the same will be sold at Public Auction on July 23, 2025, at 1:00 P.M., on the premises at 554-562 Columbia Road, Dorchester, Massachusetts, the following described premises, subject to any and all unpaid taxes, tax titles, assessments and municipal liens:

554-562 Columbia Road, Dorchester, Massachusetts

A certain parcel of land, with the buildings thereon, situated in that part of Boston, formerly Dorchester, Suffolk County, Massachusetts shown on a plan by the C. H. W. Wood Co., Civil Engineers, dated October 31, 1908, and recorded with Suffolk Registry of Deeds (“Registry”), Book 3320, Page 2, being more particularly bounded and described as follows:

SOUTHEASTERLY by Columbia Road, Eighty-Two and 2/ 100 (82.02) feet;
NORTHEASTERLY by land now or formerly of Davenport, Ninety-Three and 96/100 (93.96) feet;
NORTHWESTERLY by land now or formerly of Emma J. Crosby, Eighty-One and 96/100 (81.96) feet;
SOUTHWESTERLY by Rocky Hill Avenue, Ninety-One and 20/100 (91.20) feet;

Containing Seven Thousand, Five Hundred and Eighty—Eight (7,588) square feet, according to said plan.

Also, the land situated in the Dorchester District of Boston, Suffolk County, Commonwealth of Massachusetts, on Columbia Road and Arion Street, being shown as Lots 2, 3 and 4 on a plan entitled, “Compiled Plan of Land in Boston, Mass. (Dorchester District) dated October 30, 1967, revised November 17, 1967” by Boston Survey Consultants, and recorded in Book 8165, Page 563. In the event of an error in the description in this Notice, the description of the premises in the mortgage shall prevail.

TERMS OF SALE: A non-refundable deposit of \$25,000.00 shall be paid in cash and/or certified and/or bank cashier’s check by the purchaser to the order of Marsh, Moriarty, Ontell & Golder, P.C. at the time and place of sale. The balance shall be paid by the purchaser by federal funds wire transfer to Marsh, Moriarty, Ontell & Golder, P.C., 99 Rosewood Drive – Suite 220 Danvers, Massachusetts 01923, within thirty (30) days from the date of sale. Other terms to be announced at the date and time of the auction.

Fox Hill Capital, LLC, present holder of said Mortgage
By its attorneys, Marsh, Moriarty, Ontell & Golder, P.C.
99 Rosewood Drive – Suite 220
Danvers, Massachusetts 01923