

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

By virtue and in execution of the POWER OF SALE contained in a certain mortgage given by BELLEROSE TERRACE LLC to Northern Bank & Trust Company, dated November 19, 2018 and recorded at the Suffolk County Registry of Deeds in Book 60431, Page 1 (the "Mortgage"), said Mortgage being subsequently assigned to Terrace Street Note Holder LLC (the "Mortgagee") pursuant to an Assignment of Mortgage and Assignment of Contracts, Permits and Approvals (the "Assignment"), said Assignment recorded at the Suffolk County Registry of Deeds in Book 71578, Page 44, which Mortgage the Mortgagee is the present holder, for breach of the conditions of said Mortgage and for the purpose of foreclosing the same, all and singular, will be sold at **Public Auction at 1:00 P.M. ET on the 18<sup>th</sup> day of November, 2025** (the "Auction"). The Auction will be held at 110 – 118 Terrace Street, Boston, Massachusetts. The premises to be sold at Auction is described in said Mortgage (the "Mortgaged Premises"), to wit:

110 – 118 Terrace Street, Boston, MA 02120  
120 Terrace Street, Boston, MA 02120  
124 Terrace Street, Boston, MA 02120  
126 Terrace Street, Boston, MA 02120  
128 Terrace Street, Boston, MA 02120

### **110 – 118 Terrace Street, Boston, MA 02120**

A certain parcel of land with building thereon in that part of Boston, (Roxbury) Massachusetts in Suffolk County, Commonwealth of Massachusetts and commonly known as 110-118 Terrace Street, and being shown as Parcel One and Parcel Two on a plan prepared by GRE Surveying, 24 Raymond Place, Winchester, Massachusetts 01890 entitled "Plan of Land, 100-118 Terrace Street" dated January 10, 2005 and recorded at the Suffolk Registry of Deeds Book 2005, Page 338.

### **120 Terrace Street, Boston, MA 02120**

The land with improvements thereon in that part of the City of Boston known as Roxbury, Suffolk County, described as follows: A certain parcel of land on the easterly side of Terrace Street, bounded and described as follows: NORTHERLY by an estate now or formerly of Alice G. Steuber; SOUTHERLY by an estate now or formerly of Merchants Co-operative Bank; WESTERLY by Terrace Street; and EASTERLY by the location of Boston and Providence Railroad, and more fully described in a tax deed recorded with Suffolk Deeds, Book 5437, Page 126.

### **124 Terrace Street, Boston, MA 02120**

The land with the buildings thereon situated in that part of the City of Boston called Roxbury, now numbered 124 and 124A on Terrace Street and being part of lot nineteen on a "Plan of land in Roxbury owned by T.B. Williams," dated February 25, 1867, T.B. Moses Surveyor, recorded with Suffolk County Registry of Deeds, at the end of Book 967, bounded and described as follows: Northwesterly by said Terrace Street, thirty feet; Southwesterly by lot eighteen on said plan about sixty one and 05/100 feet; Southeasterly by land of the Boston &

Providence Railroad, thirty and 03/100 feet; Northeasterly by land now or late of Thomas B. Williams being lot twenty on said plan, about sixty three feet.

### **126 Terrace Street, Boston, MA 02120**

A certain parcel of land with the buildings thereon now known as 126 Terrace Street in that section of the City of Boston known as Roxbury, Suffolk County, Commonwealth of Massachusetts, as shown as Lot A on a plan of land in Roxbury, Massachusetts, Joseph F. Page, C.E., dated January, 1959, and recorded at the Suffolk County Registry of Deeds in Book 7376, Page 293, bounded and described as follows: Westerly by Terrace Street 31.38 feet; Northerly by land now or formerly of one Zazzara 38.05 feet; Easterly by the center line of a common passageway shown on said plan 31.60 feet; and Southerly by land now or formerly of owners unknown 37.03 feet.

### **128 Terrace Street, Boston, MA 02120**

A certain parcel of land now known as 128 Terrace Street in that section of the City of Boston known as Roxbury, Massachusetts, Joseph F. Page C.E. dated January 1959, recorded with the Suffolk County Registry of Deeds in Book 7376, Page 293, bounded and described as follows: Westerly by the center line of a common passageway shown on said plan as lot A (31.60) feet; Northerly by land now or formerly of one Zazzara (23.00) feet; Easterly by land now or formerly of the Boston and Providence R.R. Corporation (32.00) feet; and Southerly by land of owners unknown (23.00) feet.

In the event of any typographical errors in the publication of this notice, the description in the Mortgage shall control.

Said Mortgaged Premises will be sold subject to any and all valid superior or prior liens on said Mortgaged Premises, if any there be, including liens, encumbrances, attachments, levies, unpaid taxes, tax titles, mortgages, security interests, occupancies, leases, tenancies, municipal charges, federal, state, district and municipal taxes, liens and assessments, rights of way restrictions, easements and covenants, to the extent in force and applicable to the Mortgaged Premises.

**TERMS OF SALE:** A deposit of Fifty Thousand Dollars (\$50,000) is to be paid by the Auction's successful bidder at the time and place of Auction as a non-refundable earnest money deposit to be held at the option of Mortgagee as liquidated damages for any default or breach by the successful bidder. The deposit shall be paid by the successful bidder to Sheehan Phinney Bass & Green PA ("Escrow Agent"), by certified or bank cashier's check, and held subject to the terms of a Memorandum of Sale to be executed at the Auction unless otherwise announced at the Auction. Deposit must be increased to 10% of bid price within ten (10) business days of the sale, and the balance of the purchase price must be paid within thirty (30) days from the date of Auction. **TIME WILL BE OF THE ESSENCE.**

In the event that the successful bidder at the Auction shall default in purchasing the Mortgaged Premises according to the terms of this Notice of Mortgagee's Sale of Real Estate and/or the terms of the Memorandum of Sale executed at the Auction, the Mortgagee reserves all of its rights against such successful bidder and in addition, Mortgagee may, at its election, assume the bid of the

successful bidder or sell the Mortgaged Premises to the second highest bidder or subsequent high bidders in order of their bids at the Auction, provided that Mortgagee in its discretion may require, (i) said subsequent highest bidders to deposit with the Escrow Agent the amount of the required deposit as set forth herein within three (3) business days after written notice to the subsequent highest bidder of the default of the previous highest bidder, (ii) the subsequent highest bidder to execute a Memorandum of Sale, and (iii) the closing to occur within thirty (30) days of said written notice, time being of the essence unless the Mortgagee agrees otherwise. The Mortgagee may, at its option, assume any subsequent highest bid should that bidder fail to fulfill its obligations under the Memorandum of Sale. No such assumption of the highest or any subsequent highest bid or sale of the Mortgaged Premises by the Mortgagee to a subsequent highest bidder shall relieve the highest and or subsequent highest bidder, as applicable, from its obligations under such Memorandum of Sale nor operate as a waiver by the Mortgagee of its rights and remedies against the highest or subsequent highest bidder at the Auction.

The Mortgagee reserves the right to bid at the Auction. The Mortgagee reserves the right to postpone this Auction to a later time or date by public proclamation at the time and date appointed for the Auction and to further postpone any adjourned auction date by public proclamation at the time and date appointed for the adjourned auction.

Other terms, if any, will be announced at the sale.

Prospective bidders should contact the auctioneer, Paul E. Saperstein Co., 144 Centre Street, Holbrook, MA 02343-1011, (617) 227-6553 or [www.pesco.com](http://www.pesco.com) for further information.

TERRACE STREET NOTE  
HOLDER LLC  
Mortgagee  
By its Attorney  
James S. LaMontagne, Esq.  
Sheehan Phinney Bass & Green PA  
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Portsmouth NH, 03801