

MORTGAGEE'S SALE OF REAL ESTATE
(169 North Washington Street, Boston, Massachusetts)

By virtue and in execution of the Power of Sale contained in a certain mortgage (the "Mortgage") given by AM PROJECT 169 NWS LLC to Workers Credit Union dated May 31, 2018 and recorded with the Suffolk County Registry of Deeds (the "Registry") in Book 59670, Page 153, of which the undersigned is the present holder (the "Mortgagee"), for breach of the conditions of said Mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 11 a.m. on November 18, 2025 on the premises at 169 North Washington Street, Boston, Massachusetts, all and singular the premises described in said Mortgage to wit:

The Property shall mean the following, namely, the land with the buildings thereon located and described in said Mortgage as follows:

169 North Washington Street, Boston, MA

PARCEL 1: A certain parcel of land with the buildings thereon now known and numbered 169 Washington Street, North, situated in the City of Boston, Suffolk County, Commonwealth of Massachusetts, and being bounded and described as follows:

WESTERLY: by Washington Street, North formerly Charlestown Street, nineteen (19) feet;

SOUTHERLY: by Lot 10, on a plan hereinafter mentioned, thirty-two (32) feet;

EASTERLY: by a common passageway, twenty (20) feet, six (6) inches; and

NORTHERLY: by Lot 8, on said plan, twenty-three (23) feet, eleven (11) inches.

Together with the right to pass and repass in, through and over said passageways and the right appurtenant to the premises to pass and repass in, through and over another common passageway three feet wide leading in to Endicott Street and shown on said plan, and the right to drain through said passageway in common with the owners of the other lots shown on said plan.

The above described premises are shown as Lot 9 on a plan made by R.H. Eddy, Engineer, dated February 1, 1841, recorded with Suffolk Deeds Book 464, Page End.

PARCEL 2: About six hundred three (603) square feet of land on the northeasterly side of Washington Street North adjoining an estate now or formerly of M. Lewis Hughes, Heirs and Devisees (formerly number 161) being Lot 10, R.H. Eddy, Engineer, plan dated February 1, 1841 recorded with Suffolk Deeds, Book 464, Page End.

Said land is situated in Block 36, in the City District shown in the Boston Assessor's Books of Plans of said City, filed in the Suffolk Registry of Deeds.

PARCEL 3: Land, on the Easterly side of Washington Street North containing about six hundred eighty (680) feet bounded:

WESTERLY: by Washington Street North:

NORTHERLY: by an Estate of Montresoe Holding Corporation;

EASTERLY: by an Estate of Carmine Melchionno and another (numbered 208 Endicott Street) and an estate

Adelaide Melchionno (numbered 206 Endicott Street); and

SOUTHERLY: by an Estate of James A. Kimball (numbered 153 to 155 Washington Street North).

Being Lot 11 on Plan by R.H. Eddy, dated February 1, 1841, recorded with Suffolk Deeds, Book 464, Page End.

For title reference, please see Deed recorded in Book 57647, Page 124.

The above-described premises shall be sold subject to all easements, restrictions, municipal or other public taxes, assessments, liens or claims in the nature of liens to the extent such liens are entitled to priority over the mortgage, outstanding tax titles, building, zoning and other land use laws and all permits and approvals issued pursuant thereto, including without limitation, orders of conditions and existing encumbrances of record created prior to said Mortgage, if there be any. Said premises are to be sold subject to the right of redemption of the United States of America, if any there be.

TERMS OF SALE: Cashier's or certified check in the sum of Twenty-Five Thousand (\$25,000.00) Dollars as a deposit (the "Deposit") must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee are exempt from this requirement). The successful bidder shall be required to sign at the time and place of the sale a Memorandum of Sale in form to be prepared by Mortgagee containing the above terms and any other terms announced at the time and place of the sale. Upon execution of the Memorandum of Sale, the high bidder shall endorse and deliver its Deposit check payable to Fletcher Tilton, PC. The balance of the purchase price is to be paid within thirty (30) days from the date of the public auction and shall be paid by cashier's check or the wiring of federal funds. TIME SHALL EXPRESSLY BE OF THE ESSENCE.

In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by Foreclosure Deed to the second highest bidder provided that the second highest bidder shall deposit with counsel to the Mortgagee, the amount of the required deposit as

set forth herein within five (5) business days after written notice of default of the previous highest bidder and title shall be conveyed to said second highest bidder within thirty (30) days of said written notice. If the second highest bidder declines to purchase the within described Premises, the Mortgagee reserves the right to consummate a sale of the Premises to any party at the amount bid by the second highest bidder.

The Mortgagee reserves the right to continue the sale from time to time by public announcement at the time and date of the original or any continued sale. The Mortgagee also reserves the right to reject any and all bids.

In the event of an error in this publication, the description of the premises contained in the Mortgage shall control.

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

Workers Credit Union
Present Holder of Said Mortgage
By its Attorney,
Mark S. Foss
Fletcher Tilton, PC
100 Front Street, 5th Floor
Worcester, MA 01608
(508) 459-8018
mfoss@fletchertilton.com

Samantha Saperstein, Vice President
Paul E. Saperstein Co., Inc.
144 Centre Street
Holbrook, MA 02343
(617) 227-6553
www.pesco.com
Auctioneer