

MORTGAGEE'S SALE OF REAL ESTATE

442 High Street, Dedham, Massachusetts 02026

By virtue and in execution of the Power of Sale contained in a certain mortgage given by High Street 442 LLC to RFB F4 NB, LLC dated April 18 2025 and recorded with the Norfolk County Registry of Deeds, Book 42352, Page 598, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at **1:00 p.m. on the 4th day of December, 2025**, on the premises, all and singular the land described in said mortgage,

To wit:

The land in Dedham, Norfolk County, Massachusetts, with all the buildings and improvements thereon, being bounded and described as follows:

NORTHERLY by High Street, forty and no/100 (40.00) feet;

EASTERLY by land formerly of Joseph A. Clark and others and now or formerly of the Catholic Church, one hundred eighty-seven and 5/10 (187.50) feet;

SOUTHERLY by land now or formerly of one Yatman, forty and no/100 (40.00) feet;
and

WESTERLY by land formerly of John B. Herek, one hundred and eighty-seven and 5/10 (187.50) feet.

Subject however to any taking for street purposes made by the Town of Dedham by instruments of record.

Meaning and intending to describe the land conveyed to the grantor by deed recorded in Norfolk County Registry of Deeds in Book 41155, Page 270.

FOR REFERENCE ONLY: ASSESSORS MAP 94, LOT 7

Said premises will be sold subject to any and all restrictions, easements, and existing encumbrances of record prior to the mortgage, if any there be, insofar as the same are still in

force and applicable to the premises, and to all taxes, tax liens, municipal betterments and assessments, if any.

Terms of Sale:

Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) down payment in cash, certified check, or bank check at time and place of sale. Successful bidder must increase deposit to ten percent (10%) of purchase price within three business days of auction date. Balance of purchase price payable within thirty (30) days of auction date. A mortgagee's deed in the usual form, without covenants or warranty, will be delivered on receipt of the full balance of the purchase price. The successful bidder shall be required to sign a Memorandum of Terms of Sale containing the above terms at the auction sale. In the event of error in this publication, the description of the premises contained in said mortgage shall control.

Other terms to be announced at the sale.

RFB F4 NB, LLC, holder of said mortgage,
By its Attorneys,
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