

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 91 Prospect Street LLC, to Bridge Loan Venture V QV Trust 2018-4 Corp., dated December 28, 2022 and recorded December 30, 2022 in Book 81121, Page 557 of the Middlesex South Registry of Deeds, 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 O'Clock P.M. on the 23rd day of January, 2026, at 91 Prospect Street and 10 Oak Street, Somerville, Middlesex County, Massachusetts, all and singular the premises described in said mortgage, to wit:

Parcel I: 91 Prospect Street, Somerville, Massachusetts

Beginning at a point on the westerly side of Prospect Street distant 101 Feet 11 ½ Inches southerly from Oak Street; thence running northwesterly by land; formerly of Hooper, 81.42 feet; thence turning and running southwesterly 54.04 feet to Lot 33 on a plan made by W. A. Mason, dated November, 1854, recorded with Middlesex South District Deeds in Book of Plans 8, Plan 51; thence turning and running southeasterly by said Lot 33, 80.46 feet to Prospect Street; thence turning and running northwesterly on said Prospect Street 54 feet and 1/2 inch to the point of beginning.

Parcel II: 10 Oak Street, Somerville, Massachusetts

The land with the buildings thereon situated in said Somerville being the lot lettered C on a plan of land belonging to Mrs. R.H. Bent, made by Charles D. Elliot, recorded in the Registry of Deeds for the Southern District of Middlesex County, at the end of Record Book 1998, bounded and described as follows: NORTHERLY: by Oak Street, forty-six and 46/100 (46.46) feet; SOUTHEASTERLY: by the lot lettered B on said plan forty-four and 54/100 (44.54) feet; NORTHEASTERLY: by said lot B six inches; SOUTHEASTERLY: by the lot lettered A on said plan, fifty-four and 4/100 (54.04) feet; SOUTHWESTERLY: by lot 33 on a plan recorded in said Registry of Plans 8, Plan 51, thirty-nine and 54/100 (39.54) feet; NORTHWESTERLY: by Lot 31 on the plan last mentioned, seventy-two (72) feet. Containing according to said plan, 3302 square feet of land.

Terms of sale: A deposit of ten thousand dollars (\$10,000.00) per lot or twenty thousand dollars (\$20,000.00) to bid on both lots, by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The successful bidder will be required to execute a sale agreement immediately after the close of bidding. The balance of the purchase price is to be paid to the Mortgagee's attorney by certified or bank check or other funds satisfactory to Mortgagee's attorney within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The Mortgagee reserves the right to bid at the sale, to auction the units individually and/or combined, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, except upon a default by the purchaser, the purchaser shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. TIME WILL BE OF THE ESSENCE. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

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

Bridge Loan Venture V QV Trust 2018-4 Corp.
Present holder of said mortgage
By its Attorney,
Law Offices of Keith K. Fuller
5300 Bigelow Commons
Enfield, CT 06082