

MORTGAGEE'S SALE OF REAL ESTATE

41 Rogers Avenue, Somerville, Mass. (AP 28, Lot C.31)

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 39 Rogers Realty LLC to RFB Customers, LLC dated November 8, 2024 and recorded with the Middlesex South Registry of Deeds, Book 83456, Page 252, and thereafter assigned to RFB R4 FB, LLC by instrument recorded in said registry in Book 83475, Page 312, and as modified via instrument recorded in said registry in Book 84343, Page 535, 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 11:00 a.m. on the 30th day of January, 2026, at the premises, all and singular the land described in said mortgage.

To wit:

The land in Somerville, Middlesex County, Massachusetts, with all the buildings and improvements thereon, being shown as Lot 34 Rogers Avenue on plan entitled "Plan of Land in Somerville, Mass." Dated July 1, 1899, Charles D. Elliot, Engineer, recorded with the Middlesex South District Registry of Deeds in Book 123, Page 13, bounded and described as follows:

Northwesterly by Rogers Avenue, 42.00 feet;

Northeasterly by Lot 33 as shown on said plan, 80.00 feet;

Southeasterly by Lot 27 as shown on said plan, 42.00 feet;

Southwesterly by Lot 35 as shown on said plan, 80.00 feet.

Containing 3,360 square feet of land more or less according to said plan or however otherwise said premises may be bounded, measured or described.

Meaning and intending to describe the same parcel of land conveyed to 39 Rogers Realty, LLC in a quitclaim deed dated October 31, 2024 and recorded on November 8, 2024 in the Middlesex South Registry of Deeds in Book 83456, Page 248.

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:

Fifty Thousand and 00/100 Dollars (\$50,000.00) 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 two (2) 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 R4 FB, LLC, present holder of said mortgage,
By its Attorneys,
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