

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage, Security Agreement and Assignment of Leases and Rents ("Mortgage") dated April 28, 2023 given by East Fifth Street Properties LLC, to RF- BOSTON FUND IV LLC, said Mortgage recorded with the Suffolk County Registry of Deeds in Book 68933, Page 203, as affected by an Assignment of Mortgage, Security Agreement and Assignment of Leases and Rents dated July 23, 2024 to RFB F4 NB, LLC with said assignment recorded with the Suffolk County Registry of Deeds in Book 70421, Page 346, and 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 **2:00 p.m. on the 26th day of March, 2026** on the premises at 558 East Fifth Street, Boston, Massachusetts, all and singular the premises described in said mortgage.

To wit:

Property Address: **558 East Fifth Street, Boston, MA 02127**

A certain parcel of land with the buildings thereon numbered 558 East Fifth Street, in that part of said Boston called South Boston, bounded and described as follows:

Beginning at a point on the Northerly side of East Fifth Street, distant two hundred and ten (210) feet Westerly from K Street and at the Southeasterly corner of land formerly of William H. Wall, thence running

Easterly	on said East Fifth Street, forty (40) feet to land now or formerly of Richmond; thence running
Northerly	by said land of Richmond, one hundred twenty-five (125) feet; thence running
Westerly	by land now or formerly of Cunningham and land now or formerly of Crawford, sixty-one (61) feet, to land now or formerly of Murphy; thence running
Southerly	by said land of Murphy, thirty (30) feet; thence running
Easterly	Twenty-one (21) feet; thence
Southerly	by land now or formerly of Willima H. Wall, ninety-five (95) feet to said East Fifth Street and the point of beginning.

Containing 5630 square feet of land.

Said premises is shown on a plan made by William Kelly, dated April 2, 1900, recorded with Suffolk Deeds, Book 2676, Page 353. Said premises are conveyed subject to the rights of way in the passageway shown on said plan mentioned in the deed from William H. Wall to Delia Moriarty, dated April 12, 1900, recorded with said Deeds, Book 2676, Page 354.

For Grantor's title see deed recorded herewith [Book 68933, Page 199].

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens and rights of any tenants and parties in possession, if there be any, or existing encumbrances of record which are in force and are applicable, having priority over said mortgage,

whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed. The successful bidder will pay all costs of recording the foreclosure deed and any other foreclosure documents including, without limitation, all state and county excise stamp fees, and shall also be responsible for any Title V inspection and repair requirements.

Terms of sale: A deposit of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check to Mirrione, Shaughnessy & Uitti, LLC, 2 Batterymarch Park, Suite 202, Quincy, MA 02169 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. 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.

RFB F4 NB, LLC
Present holder of said mortgage
By its Attorneys,
Mirrione, Shaughnessy & Uitti, LLC
2 Batterymarch Park, Suite 202
Quincy, MA 02169