

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage, Security Agreement and Assignment of Rents and Leases dated as November 5, 2021 and recorded with the Suffolk County Registry of Deeds (the "Registry") in Book 66698, Page 55 (the "Mortgage") given by 33-35 Bowdoin Street LLC, a Massachusetts limited liability company to Clinton Savings Bank, a banking corporation duly organized by and existing under the laws of the Commonwealth of Massachusetts and having a usual place of business at 200 Church Street, Clinton, Massachusetts (the "Mortgagee"), of which Mortgage the undersigned is the present holder, for breach of the conditions of the Mortgage and for the purpose of foreclosing the same, will be sold at Public Auction at **11:00 a.m.**, on the twenty-third day of June, 2026, at the premises described in the Mortgage and located at 35 Bowdoin Street, Church Unit (a/k/a Unit 1), Boston, Massachusetts 02114 (the "Mortgaged Premises"), to wit:

UNIT: 1 (aka "Church Unit")

PERCENTAGE INTEREST: 50% AREA: 19.843 Sq. Ft.

UNIT POST OFFICE ADDRESS: 35 Bowdoin Street, Unit 1
Boston, Massachusetts 02114

The UNIT described above in the 33-35 Bowdoin Street Condominium, a condominium created by Master Deed dated July 18, 2016 and recorded with the Suffolk County Registry of Deeds in Book 56455 Page 267, as amended by a First Amendment to Master Deed dated February 28, 2018 and recorded in Book 59260 Page 267, in accordance with the provisions of General Laws Chapter 183A.

The UNIT contains the AREA listed above and is laid out as shown on the Floor Plans filed with the Master Deed and to which is affixed a verified statement in the form provided or in General Laws Chapter 183A.

The UNIT is conveyed together with the above listed PERCENTAGE INTEREST (a) in the common areas and facilities of the Condominium, as described in the Master Deed, as amended and (b) in the 33-35 Bowdoin Street Condominium Trust under Declaration of Trust dated July 18, 2016 and recorded in said Registry of Deeds in Book 56455 Page 290.

The Unit is conveyed together with the exclusive rights and easements identified in the Master Deed, is amended as "Church Exterior Areas" and "Church Exterior Easements".

Together with the benefit of, and subject to, the provisions of General Laws Chapter 183A, relating to condominiums, as that statute is written as to the date hereof and as it may hereafter be amended, the Master Deed and Condominium Trust referred to above and any by-laws and rules and regulations from time to time adopted thereunder, and all matters of record stated or referred to in the Master Deed as completely as if each were fully set forth herein; and subject to real estate taxes

attributable to the UNIT which are not yet due and payable. The UNIT is to be used for residential purposes as stated in the Master Deed.

Being a portion of the premises conveyed to mortgagor by deed dated March 24, 2015, and recorded with the Suffolk County Registry of Deeds in Book 54217, Page 240.”

The Mortgaged Premises will be sold and conveyed subject to and with the benefit of all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, and existing covenants and encumbrances of record created prior to the Mortgage, if there be any.

Terms of sale: A deposit of Fifty Thousand Dollars (\$50,000.00) 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 at Prince Lobel Tye LLP, One Mercantile Street, Suite 220, Worcester, MA 01608 within thirty (30) days from the date of sale. The successful bidder shall be required to sign a Memorandum of Sale containing the above terms and additional terms at the time and place of sale. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the time and place of sale.

CLINTON SAVINGS BANK,
Present Holder of the Mortgage

Mark W. Powers, Esquire
Prince Lobel Tye LLP
One Mercantile Street, Suite 220
Worcester, MA 01608
Attorneys for Clinton Savings Bank

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