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 **48 Boston Realty LLC**, mortgagor, to **G Capital LLC**, as mortgagee, dated May 27, 2025 and recorded May 29, 2025 in Book 84154, Page 141, then assigned to Fidelis Mortgage Trust 2025-RTL2 by assignment recorded July 22, 2026 in Book 85912, Page 137, all 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 11 O'Clock A.M. on the 25th day of September, 2026 at 48 Boston Street, Somerville, Middlesex County, Massachusetts, all and singular the premises described in said mortgage, to wit:

A certain parcel of land with the buildings thereon situated in Somerville, Middlesex County, Massachusetts, being lot numbered 51 on a Plan of Building Lots on Prospect Hill, Somerville, made by George A. Kimball, dated April 19, 1886, recorded with Middlesex South District Deeds in Plan Book 50, Plan 39, bounded and described as follows:

NORTHEASTERLY by Boston Street by two lines, thirty two and 52/100 (32.52) feet and seventeen and 48/100 (17.48) feet, respectively; SOUTHEASTERLY by Lot 52 as shown on said plan, one hundred twelve and 90/100 (112.90) feet; SOUTHWESTERLY by Lot 48 as shown on said plan, forty and 48/100 (40.48) feet; and NORTHWESTERLY by Lot 50 as shown on said plan, one hundred (100) feet.

The above described premises are conveyed subject to and with the benefit of easements and restrictions of record insofar as the same are now in force and applicable.

Meaning and intending to describe the same premises conveyed by deeds recorded with the Middlesex South Registry of Deeds at Book 58279, Page 22 and Book 82760, Page 466. See also deed at Book 34709, Page 001.

Premises to be sold as-is 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, building and zoning laws, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens 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, rights of tenants or parties in possession, and attorney's fees and costs.

Terms of sale: A deposit of twenty thousand dollars ($20,000.00) 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 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.

Fidelis Mortgage Trust 2025-RTL2
Present holder of said mortgage
By its Attorney,
Law Offices of Keith K. Fuller
5300 Bigelow Commons
Enfield, CT 06082