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 Cardona's Inc. to Wallace Realty Capital, LLC dated and recorded November 7, 2019 with the Suffolk County Registry of Deeds in Book 62030, Page 171 (the "Mortgage"), 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 10:00 o'clock A.M. on the 2nd day of October, 2026 (the "Auction Sale") at 297-307 Havre Street, East Boston, Suffolk County, Massachusetts (the "Premises"), all and singular the premises described in said mortgage,

To wit:

PARCEL #1

The land in that part of Boston called East Boston with the buildings thereon, if any, formerly numbered 305 Havre Street, bounded:

NORTHWESTERLY: by said Havre Street, nineteen (19) feet;

NORTHEASTERLY: by land late of Rome and now or late of O'Brien, sixty (60) feet;

SOUTHEASTERLY: by land late of said Rome and now or late of Bloch; nineteen (19) feet;

SOUTHWESTERLY: by land now or late of Hamblen, sixty (60) feet.

Containing 1140 square feet of land; by said measurements and contents more or less.

ALSO

The land in that part of said Boston called East Boston, with the buildings thereon, if any, and formerly numbered 307 Havre Street, numbered:

Commencing at the Southwesterly corner of Brooks Street and Havre Street, thence running Southeasterly along Brooks Street, Sixty (60) feet; thence at right angles running Southwesterly about nineteen (19) feet, more or less; thence at right angles and running Northwesterly through the center of a brick partition wall which separates the granted premises from the house and land next adjoining, sixty (60) feet to said Havre Street, nineteen (19) feet more or less, to the point of beginning.

Containing 1140 square feet of land; by said measurements and contents more or less.

Being the Northeasterly corner of Lot numbered 239 on R.H. Eddy's Plan of Section 2 of East Boston, recorded with Suffolk Deeds at the end of Book 443.

PARCEL #2:

The land in the East Boston District of the City of Boston, bounded and described as follows:

Beginning at a point on Havre Street, seventy-five (75) feet from Brooks Street; thence running Southwesterly on said Havre Street twenty-five (25) feet; thence running Southeasterly one hundred (100) feet; thence running Northeasterly twenty-five (25) feet; thence running Northwesterly one hundred (100) feet to the point of beginning. Said premises comprise one-sixth (1/6) part of Lot No. 239 on Eddy's Plan of Section 2, East Boston.

PARCEL #3

A certain parcel of land in the part of Boston called East Boston, said land being on the Southeasterly side of said Havre Street, and containing about 2200 square feet and being a portion of the premises devised by Jane Kean to John H. Kean, but will probated in Suffolk County, said land being bound:

Beginning on the Southerly line of Havre Street at a point distant forty-eight (48) feet six (6) inches from Brooks Street; thence running Westerly along Havre Street thirty-six (36) feet six (6) inches; thence turning at right angles and running Southerly sixty (60) feet; thence turning at right angles and running Easterly thirty-six (36) feet six (6) inches; thence turning and running Northerly sixty (60) feet to the point of beginning.

In the event of any typographical error set forth herein in the legal description of the Premises, the descriptions as set forth and contained in the Mortgage shall control by reference.

The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

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 lines, 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.

The Premises will be sold and conveyed together with all the improvements now or hereafter erected on the Premises and all easement rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the Premises. All replacements and additions shall also be covered by this sale.

In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the Premises to the second highest bidder, provided that the second highest bidder shall deposit with Mortgagee's attorney, Giangrasso Law LLC, the amount of the required deposit as set forth herein within three (3) business days after written notice of default of the previous highest bidder and title shall be conveyed to said second highest bidder within twenty (20) days of said written notice.

Terms of sale: A deposit of Fifteen Thousand and 00/100 dollars ($15,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of the sale. The balance is to be paid by certified or bank check or wire transfer at the office of Giangrasso Law LLC, 62 Walnut Street, Suite 6, Wellesley, MA 02481 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. To qualify to bid, potential bidders must demonstrate that they have the required deposit in hand. The successful bidder shall be required to sign a Memorandum of Sale containing the foregoing terms at the Auction Sale. No deposit shall be required to be paid by the undersigned holder as a high bidder.

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

WALLACE REALTY CAPITAL, LLC
Present Holder of Said Mortgage
By its attorneys,
Giangrasso Law LLC
62 Walnut Street, Suite 6
Wellesley, MA 02481
By: David A. Giangrasso, Esq.
(781)-328-9099