

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 805 Main Street LLC (the "Mortgagor") to First Boston Construction Holdings, LLC (the "Mortgagee") dated February 28, 2025 and recorded March 3, 2025 with the Middlesex South County Registry of Deeds in Book 83822, Page 4, 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 o'clock A.M. on the 19th day of November, 2025 (the "Auction Sale") at 781-783 Main Street, Cambridge, Middlesex County, Massachusetts, the premises described in said mortgage (the "Premises"),

To wit:

A certain parcel of land with the buildings thereon being at present numbered 781-783 Main Street, Cambridge, Massachusetts said premises being shown on a plan drawn by W. A. Mason, dated September 16, 1868: SOUTHEASTERLY: by the northwest line of Windsor Street, eighty-three (83) feet; SOUTHWESTERLY: by Main Street, thirty-five (35) feet; NORTHWESTERLY: by land now or late of the City of Cambridge, Eighty-three (83) feet; and NORTHEASTERLY: by land now or late of Coburn, thirty-eight and 05/100 (38.05) feet.

Containing 3,032 square feet of land be all of said measurements more or less or however otherwise measured, bounded and described. Said premises is conveyed subject to restrictions of record, if any, in force and to the provisions of the Zoning Ordinance of the City of Cambridge.

In the event of any typographical error set forth in the legal description herein 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 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.

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: An initial deposit of Seventy-Five Thousand Dollars (\$75,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of the sale. An additional deposit of ten percent (10%) of the purchase price by certified or bank check will be required to be paid by the purchaser within five (5) business days from the date of sale to the office of Giangrasso Law LLC, 62 Walnut Street, Suite 6, Wellesley, MA 02481. The balance is to be paid by wire transfer to the office of Giangrasso Law LLC 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.

FIRST BOSTON CONSTRUCTION HOLDINGS, 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