

## NOTICE OF SALE

### NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 305 Cummins Highway, Roslindale, MA 02131

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 305 Cummins LLC to ABL RPC Residential Credit Acquisition LLC, dated March 8, 2024, and recorded with the Suffolk County Registry of Deeds in the Suffolk District Registry District of the Land Court as Document No. 950478, as noted on Certificate of Title No. 138939 of which mortgage the undersigned is the present holder by assignment of mortgage from ABL RPC Residential Credit Acquisition LLC to Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as Owner Trustee for Verus Securitization Trust 2024-5, dated March 15, 2024, and recorded with said Suffolk District Registry District of the Land Court as Document No. 964916, as noted on Certificate of Title No. 138939 of which mortgage the undersigned is the present holder by assignment, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold by Public Auction at 12:00 o'clock P.M. on the 27th day of April, 2026, at the mortgaged premises located at 305 Cummins Highway, Roslindale, MA 02131 all and singular the premises described in said mortgage,

To wit:

The land in Roslindale commonly known and numbered as 305 Cummins Highway, and more completely described as:

A certain parcel of land together with buildings thereon, situated in that part of Boston formerly West Roxbury, in the County of Suffolk and Commonwealth of Massachusetts, bounded and described as follows:

Northeasterly: by the southwesterly line of Ashland Street, fifty (50) feet;

Southeasterly: by land now or formerly of Mary G. Biffin, one hundred fifty-eight and 45/100 (158.45)

Southerly: by land now or formerly of Hartwig Pretorius and of Thomas McManus, fifty-five and 71/100 (55.71) feet; and

Northwesterly: by land now or formerly of Eugene P. Carver, Jr., one hundred eighty-three and 02/100 (183.02) feet.

All of said boundaries are determined by the Court to be located as shown on a plan drawn by Winebaum & Wexler, Engineers, dated July 12, 1928, as modified and approved by the Court, filed in the Land Registration Office as plan No. 13001-A, a copy of a portion of which is filed with certificate of title No. 24648.

The above described land is subject to the right to slope and other rights as set forth in a deed given by

William Sage to the City of Boston dated February 26, 1926, duly recorded in Book 4772 Page 195. Said Ashland Street is now called Cummins Highway.

For my Title, see Suffolk 'County Registry of Deeds, land Registration Section, Certificate of Title #92601, Book 459, Page 1

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.

TERMS OF SALE: A deposit of Ten Thousand Dollars (\$10,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. High bidder to sign written memorandum of sale upon acceptance of the high bid. The balance of the purchase price is to be paid by certified or bank check at Friedman Vartolo LLP, 1325 Franklin Avenue, Suite 160, Garden City, NY 11530, within thirty (30) days from the date of the 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.

Wilmington Savings Fund Society, FSB, not in its individual capacity but solely as owner trustee for Verus Securitization Trust 2024-5  
Present holder of said mortgage  
By its Attorneys,  
Friedman Vartolo LLP  
1325 Franklin Avenue, Suite 160  
Garden City, NY 11530