

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated June 12, 2018, from Priscilla S. Brown to Mortgage Electronic Registration Systems Inc. as nominee for Boston Private Bank and Trust Company recorded with the Suffolk County Registry of Deeds in Book 59720, Page 239, the undersigned Eastern Bank being the present holder of said Mortgage by assignment of mortgage from Mortgage Electronic Registration Systems Inc. as nominee for Boston Private Bank and Trust Company, its successors and assigns, to Eastern Bank dated August 13, 2025 recorded with the Suffolk County Registry of Deeds in Book 71758, Page 89, for breach of the conditions of said Mortgage and for the purpose of foreclosing the same, will be sold at Public Auction at:

1:00 PM, Thursday, February 19, 2026

upon the hereinafter-described premises, known as and numbered as 12 West Main St., Unit 804, Boston, Suffolk County, Massachusetts, all and singularly the premises described in said mortgage, to wit:

UNIT NO. 804

PERCENTAGE INTEREST: 2.36%

PARKING SPACE: 804

UNIT POST OFFICE ADDRESS: 12 West Main Street, Unit 804, Boston, Massachusetts 02126

Unit 804 of the Second Condominium at Olmsted Green created by Master Deed dated January 12, 2018, and recorded with the Suffolk County Registry of Deeds (the "Registry") in Book 59069, Page 260, as amended of record (the "Master Deed"), in accordance with the provisions of G.L. c. 183A.

The Unit is laid out as shown on the plans ("Plans") recorded with the Master Deed and to which is affixed a verified statement in the form provided for in G.L. c. 183A, section 9.

The Unit is conveyed together with 2.36% percentage interest (a) in the common areas and facilities of the Condominium, as described in the Master Deed, and (b) in The Second Olmsted Green Condominium Trust under a Declaration of Trust (the "Declaration of Trust") dated January 12, 2018, recorded with the Registry in Book 59069, Page 295, as amended of record, and the exclusive right and easement to use the Parking Space No. 804 as described in the aforementioned Master Deed and the Plans.

The Grantee acquires the Unit with the benefit of, and subject to, the provisions of General Laws Chapter 183A relating to condominiums, as that statute is written as of the date hereof and as it may hereafter be amended, the Master Deed and Declaration of Trust referred to above, and any by-laws and rules and regulations and guidelines 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.

For title reference see deed recorded with the Suffolk County Registry of Deeds herewith.

The above-described premises shall be subject to all easements, restrictions, municipal or other public taxes, assessments, liens or claims in the nature of liens, outstanding tax titles, building, zoning and other land use laws and all permits and approvals issued pursuant thereto, including, without limitation, orders of conditions, and existing encumbrances of record created prior to said Mortgage, if there be any. Said premises are to be sold subject to the right of redemption of the United States of America, if any there be.

TERMS OF SALE: The highest bidder shall be required to make a deposit of \$10,000.00 to the holder of said Mortgage, in cash or by certified or bank cashier's check at the time and place of said sale of said premises. The balance of the purchase price is to be paid to said holder in cash, by certified check or bank cashier's check, and thereupon the deed shall be delivered, in thirty (30) days from the date of sale at the firm of Cunningham, Machanic, Cetlin, Johnson, Harney & Tenney, LLP, Attorneys for said holder, 220 North Main Street, Suite 301, Natick, Massachusetts. The successful bidder shall be required to sign a Memorandum of Terms of Sale. The description of the premises contained in said Mortgage shall control in the event of an error in publication. Other terms, if any, to be announced at the time and place of sale.

Eastern Bank,
By its Attorneys,
CUNNINGHAM, MACHANIC, CETLIN,
JOHNSON, HARNEY & TENNEY, LLP
220 North Main Street, Suite 301
Natick, MA 01760
(508) 651-7524