

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

14-16 Nazing Street, Dorchester, MA 02121-3003

By virtue and in execution of the Power of Sale contained in a certain Commercial Mortgage, Security Agreement and Assignment of Leases and Rents from 14-16 Nazing Street LLC to Velocity Commercial Capital, LLC dated August 29, 2023, and recorded with the Suffolk County Registry of Deeds on August 29, 2023, in Book 69378 at Page 25, which Mortgage was assigned to U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-4, by virtue of an Assignment of Commercial Mortgage, Security Agreement and Assignment of Leases and Rents from Velocity Commercial Capital, LLC dated December 13, 2023, and recorded on December 14, 2023, in Book 69721 at Page 270 of the Suffolk County 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 11:00 a.m. on April 9, 2024, at 14-16 Nazing Street, Dorchester, MA 02121, to wit:

The land in that part of Boston called Roxbury, being part of Lot 4 on a plan by C.H.W. Wood Co., dated October 2, 1916, recorded with Suffolk County Registry of Deeds, Book 4011, Page 484, and bounded and described as follows:

NORTHEASTERLY on Nazing Street, sixty (60) feet;

NORTHWESTERLY by land now or formerly of Sayder, eighty-seven and 7/10 (87.10) feet;

SOUTHWESTERLY by land formerly of Parker, sixty and 2/10 (60.2) feet; and

SOUTHEASTERLY by the remainder of said Lot 4, ninety-two and 85/100 (92.85) feet, by a line parallel to the dividing line between said Lot and Lot 3 on said plan five (5) feet distant therefrom.

The above referenced premises are subject to and with the benefit of a passageway as laid out on said plan and more fully set forth in a deed recorded with said deeds in Book 4421, Page 566.

For title see deed recorded with Suffolk County Registry of Deeds, Book 68350, Page 310.

TERMS OF SALE

A deposit of TWENTY THOUSAND DOLLARS AND 00 CENTS (\$20,000.00) by certified check or bank check will be required to be delivered by the purchaser at the time and place of sale. The balance of the purchase price is to be paid by certified or bank check at the offices of Updike, Kelly & Spellacy, P.C., 225 Asylum Street, 20th Floor, Hartford, CT 06103 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.

Other terms, if any, to be announced at sale.

U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-4, present holder of said mortgage; By its Attorneys: Updike, Kelly & Spellacy, P.C., 225 Asylum Street, 20th Floor, Hartford, CT 06103; Attn: James R. Byrne, Esq., Tel. 860-548-2683