NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

276 Lexington Street
Boston, MA 02128-2514

By virtue and in execution of the Power of Sale contained in a certain Commercial Mortgage, Security Agreement and Assignment of Leases and Rents given by Timeless Network Services LLC to Velocity Commercial Capital, LLC, dated April 19, 2023, and recorded with the Suffolk County Registry of Deeds on April 20, 2023, in Book 68899 at Page 321, which Mortgage was assigned to U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-3, by virtue of an Assignment of Commercial Mortgage, Security Agreement and Assignment of Leases and Rents dated December 11, 2023, and recorded on December 12, 2023 in Book 69713 at Page 256 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 January 14, 2026, at 276 Lexington Street, Boston, MA 02128-2514, all and singular the premises described in said Mortgage, to wit:

A certain parcel of land, in the part of Boston called East Boston, with the buildings thereon now numbered 276 Lexington Street, being part of Lot 135 on Eddy's plan of Section 3, dated July 22, 1835, recorded with Suffolk Deeds at the end of Book 401, bounded:

SOUTHEASTERLY by said Lexington Street, twenty-eight (28) feet;

SOUTHWESTERLY by a line parallel with the line dividing Lots 135 and 136, and distant twenty-five (25) feet Northeasterly thereon, one hundred (100) feet;

NORTHWESTERLY by part of Lot 161, twenty-eight (28) feet;

NORTHEASTERLY by the remainder of said Lot 135 by a parallel with the second described boundary line and distant twenty-eight (28) feet therefrom, one hundred (100) feet, to the point of commencing.

CONTAINING 2,800 SQUARE FEET OF LAND MORE OR LESS.

For Title Reference see Quitclaim Deed recorded in Book 68899 at Page 318 of the Suffolk County Registry of Deeds.

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 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 (or preferably wire transfer) at the offices of Updike, Kelly & Spellacy, P.C., 225 Asylum Avenue, 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. 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 sale.

U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-3, present holder of said mortgage; By its Attorneys: Updike, Kelly & Spellacy, P.C., 225 Asylum Avenue, 20th Floor, Hartford, CT 06103; Attn: James R. Byrne, Esq., Tel. 860-548-2683