MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage and Security Agreement originally dated December 28, 2022 and recorded in the Worcester (South) County Registry of Deeds (the "Registry") at Book 68663, Page 1 as affected by an Amended and Restated Mortgage and Security Agreement (the "Mortgage") dated July 1, 2025, and recorded with the Worcester South County Registry of Deeds at Book 72208, Page 127 given by Colangelo Massachusetts Real Estate, LLC, a Massachusetts limited liability company to Digital Federal Credit Union, (now known as First Technology Federal Credit Union) organized by and existing under the laws of the Commonwealth of Massachusetts and having a usual place of business at 853 Donald Lynch Boulevard, Marlborough, Massachusetts 01752 (the "Mortgagee"), of which Mortgage the undersigned is the present holder, for breach of the conditions of the Mortgage and for the purpose of foreclosing the same, will be sold at Public Auction at **18 Lyman Street (Staples Building), Westborough, Massachusetts 01581** at **11:00 a.m., on the 8th day of December, 2026**, the premises described in the Mortgage as 18 Lyman Street and 30 Lyman Street, Westborough, Massachusetts 01581 (the "Mortgaged Premises"), to wit:

TRACT 1

A certain parcel of land situated on the westerly side of Lyman Street in the Town of Westborough, Worcester County, Massachusetts, bounded and described as follows:

BEGINNING at a point in the southerly line of Route 9, said point being easterly by a curve to the right, the radius of whose arc is 5540.00 feet, a distance of 32.25 feet from Station 134 +/- 87.01 as shown on a Plan hereinafter mentioned, said point being at a comer of land now or formerly of Mobil Oil Corp.;

THENCE S. 14° 18' 59" E., a distance of One Hundred eighty-four and no hundredths feet (184.00') to a point;

THENCE N. 84° 23' 56" E., a distance of One Hundred twelve and no hundredths feet (112.00') to a point;

The previous two courses bounding on land of said Mobil Oil Corp.;

THENCE S. 15° 19' 59" E. by land of Alfredo Sanfratello & Georgianna Delucia and by land of Andrew P. and Sharon A. Montalbano, a distance of One Hundred forty-nine and seventeen hundredths feet (149.17') to a point;

THENCE N. 80° 55' 01" E. by land of said Montalbano, a distance of One Hundred twenty-two and twenty hundredths (122.20') to a point in the westerly line of Lyman Street;

THENCE S. 15° 15' 39" E., a distance of two hundred fifty-two and forty-nine hundredths

feet (252.49') to a Worcester County Highway Bound;

THENCE S. 15° 02' 49" E., a distance of one hundred twenty-one and seventy-seven hundredths feet (121.77') to a point;

The previous two (2) courses bounding on the westerly side of Lyman Street;

THENCE southerly by a curve to the right, the radius of whose arc is 20.00 feet, a distance of twenty-six and seventy-eight hundredths feet (26.78'), to a point;

THENCE westerly by a curve to the right, the radius of whose arc is 1112.39 feet, a distance of two hundred twenty-three and five hundredths feet (223.05') to a point;

THENCE S. 73° 08' 56" W., a distance of seven hundred forty-six and no hundredths feet (746.00') to a point;

THENCE westerly by a curve to the right, the radius of whose arc is 1121.30 feet, a distance of three hundred twelve and thirty-nine hundredths feet (312.39') to an iron pin;

The previous four (4) courses bounding on a "Driveway'' as shown on said Plan, hereinafter mentioned;

THENCE N. 08° 27' 40" W., a distance of five hundred eighty-one and five hundredths feet (581.05') to a point;

THENCE N. 84° 34' 37" E., a distance of six hundred four and seventeen hundredths feet (604.17') to a point;

THENCE N. 15° 50' 04" W., a distance of three hundred fifty and eighty-two hundredths feet (350.82') to a point in the southerly line of Route 9;

The previous three (3) courses bounding on land of Richard X. Gannon;

THENCE N. 86° 04' 56" E., a distance of three hundred seventy-three and forty-eight hundredths feet (373.48') to a point at Station 134 + 87.01;

THENCE easterly by a curve to the right, the radius of whose arc is 5540.00 feet, a distance of thirty-two and twenty-five hundredths feet (32.25') to the point of beginning;

The previous two courses bounding on the southerly line of Route 9.

The above described parcel of land contains an area of about 18.52248 acres and is more particularly shown as Parcel 1 on a plan entitled "Lease Plan of Land in Westborough, Mass." owner: Julio J. & Nicolette P. Colangelo, scale 1" = 100', dated May 22, 1980, plan and survey by Guerard Survey Co. & Associates, 11 Summer Street, Westborough, Mass., 01581, said plan being recorded in the Worcester District Registry of Deeds in Plan Book 479, Plan 4.

Being the same premises conveyed to Eugene S. Colangelo et al Trustees by Deed dated June 30, 1980, recorded with Worcester District Registry of Deeds in Book 7054, Page 227.

Together with the benefit of a certain Grant of Easements dated December 5, 1980 by Eugene S. Colangelo and Johanna M. Maloney as Trustees of J & N Realty Trust, under Declaration of Trust dated June 25, 1980, recorded with said Deeds in Book 7054, Page 223, to Julio J. Colangelo and Nicolette P. Colangelo, recorded in said Deeds in Book 7134, Page 77 and a Grant of Easements dated December 5, 1980 by Julio J. Colangelo and Nicolette P. Colangelo to Eugene S. Colangelo and Johanna M. Maloney, Trustees as aforesaid, recorded in said Deeds in Book 7134, Page 86.

Together with the benefit of a certain License Agreement between Richard X. Gannon as Licensor, dated June 30,1980, recorded with said Deeds in Book 7054, Page 231, and Amendment to same dated November 28, 1980, recorded in Book 7134, Page 50.

TRACT 2

A certain parcel of land situated on the westerly side of Lyman Street in the Town of Westborough, Worcester County, Massachusetts, bounded and described as follows:

BEGINNING at a point in the westerly line of Lyman Street, said point being eleven and twenty-four hundredths feet (11.24') N 15° 58' 49" W from Station 90 + 56.14 as shown on a Plan hereinafter mentioned, said point being at a corner of land formerly of Alexander and Bernice A. MacConnell;

THENCE S. 73° 58' 27" W., a distance of two hundred fourteen and seventy-five hundredths feet (214.75') to a concrete bound found;

THENCE S. 05° 22' 33" E., a distance of forty-seven and seventy hundredths feet (47.70') to a point at land of Gilbert L. Temple and Beverly A. Watson;

The previous two (2) courses bounding on land of said MacConnell

THENCE S. 73° 43' 27" W., a distance of fifty-three and twenty hundredths feet (53.20') to a point;

THENCE S. 76° 20' 55" W., a distance of four hundred ninety-one and eighty-three hundredths feet (491.83') to a point;

The previous two (2) courses bounding on land of said Temple and Watson;

THENCE N. 84° 38' 48" W., by land of said Temple and Watson, and land of Richard X. Gannon , a distance of one hundred ninety and seventy-four hundredths feet (190.74') to a point;

THENCE S. 83° 21' 12" W., a distance of two hundred ninety-seven and no hundredths feet (297.00') to a point;

THENCE N. 03° 36’ 12” E., a distance of four hundred ninety-five and thirty-six hundredths feet (495.36’) to an iron pipe found;

THENCE N. 73° 08’ 56” E., a distance of eight hundred thirty-eight and thirty hundredths feet (838.30’) to a concrete bound found at land of Clyde E. and Josephina C. Riley;

The previous three (3) courses bounding on land of said Gannon;

THENCE S. 16° 46’ 49” E. by land of said Riley and by land now or formerly of Edna D. Benton, a distance of one hundred ninety-one and nineteen hundredths feet (191.19’) to a point;

THENCE N. 73° 08’ 56” E. by land of said Benton, a distance of two hundred thirty-two and two hundredths feet (232.02’) to a point in the westerly line of Lyman Street;

THENCE S. 15° 58’ 49” E. by said westerly line of Lyman Street, a distance of three hundred eighty-two and one hundredth feet (382.01’) to the POINT OF BEGINNING.

The above-described parcel of land contains an area of about 14.13566 acres and is more particularly shown on a plan entitled “As-Built Plan of Land in Westborough, Mass.” owner: Julio J. & Nicolette P. Colangelo, scale: 1” = 40’, dated December 5, 1979, plan and survey by Guerard Survey Co. & Associates, 11 Summer Street, Westborough, Massachusetts 01581; said Plan being recorded at Worcester District Registry of Deeds in Plan Book 472, Page 97. See also a plan recorded in Plan Book 479, Plan 4, and being shown as Parcel 2 thereon.

Together with the benefit of a certain Grant of Easements dated December 5, 1980 by Eugene S. Colangelo and Johanna M. Maloney as Trustees of J & N Realty Trust, under Declaration of Trust dated June 25, 1980, recorded with said Deeds in Book 7054, Page 223, to Julio J. Colangelo and Nicolette P. Colangelo, recorded in said Deeds in Book 7134, Page 77 and a Grant of Easements by Julio J. Colangelo and Nicolette P. Colangelo to Eugene S. Colangelo and Johanna M. Maloney, Trustees as aforesaid, recorded in said Deeds in Book 7134, Page 86.

Together with the benefit of a certain License Agreement between Richard X. Gannon as Licensor dated June 30, 1980, recorded with said Deeds in Book 7054, Page 231, and Amendment to same in Book 7134, Page 50.

TRACT 3

The land in Westborough on the westerly side of Lyman Street shown as Parcel 3 on a plan by Guerard Survey Co. & Associates dated October 31, 1980 and recorded in Worcester District Registry of Deeds in Plan Book 482 Plan 24 and more particularly bounded and described as follows:

BEGINNING at a point on the westerly side of Lyman Street opposite Station 90 + 56.14 feet, which point is S. 15° 58’ 49: E. from land now or formerly of Alexander MacConnell as measured along the westerly line of Lyman Street.

THENCE southeasterly and southerly by a curve to the right of the radius of which is 975 feet, by Lyman Street a distance of 177.98 feet to a point;

THENCE S. 74° 57’ 27” W. by land now or formerly of Gilbert Temple, a distance of 233.08 feet to a point;

THENCE N. 05° 22’ 33” W. by land now or formerly of Gibert Temple and land now or formerly of Alexander MacConnell, 187.44 feet to a point;

THENCE N. 73° 58’ 27” E. by land now or formerly of Alexander MacConnell, 214.75 feet to the westerly side of Lyman Street;

THENCE S. 15° 58’ 49” E. by Lyman Street, 11.24 feet to the point of beginning.

Being the same premises conveyed to Julie J. and Nicolette P. Colangelo by deed of Alexander MacConnell et ux dated June 9, 1976 and recorded in Worcester District Registry of Deeds in Book 5955, Page 366. See also a plan by Chester A. Kenney, C.E. dated October 1948, recorded in said Deeds in Plan Book 155, Plan 49.

EASEMENT AREA

License Area together with the rights in common with others entitled thereto as set forth in a License Agreement between Richard X. Gannon, Licensor, and Julio J. Colangelo, Nicolette P. Colangelo and Eugene S. Colangelo and Johanna M. Maloney, Trustees of J & N Realty Trust, Licensee, dated June 30, 1980 and recorded in Worcester District Registry of Deeds in Book 7054, Page 231, as amended by Amendment to License Agreement dated November 28, 1980 recorded December 12, 1980 in Book 7134, Page 50, over the following described parcels of land:

BEGINNING at a point on the westerly side of Lyman Street at the northeasterly comer of the premises herein described, said being S. 15° 02’ 49” E. a distance of 121.77 feet from the Worcester County Highway bound 82 + 56.93”;

THENCE southerly by a curve to the right, the radius of whose arc is 20.00 feet, a distance of 26.78 feet by land of Julio J. Colangelo and Nicolette P. Colangelo to a point;

THENCE westerly by a curve to the right, the radius of whose arc is 1112.39 feet a distance of 223.05 feet by said Colangelo land to a point;

THENCE S. 73° 08’ 56” W. a distance of 746.00 feet by said Colangelo and to a point;

THENCE westerly by a curve to the right, the radius of whose arc is 1121.30 feet, a distance of 312.39 feet by said Colangelo land to an iron pin;

THENCE S. 4° 26’ 4” W. a distance of 61.57 feet by land of said Gannon to as point;

THENCE easterly by a curve to the left, the radius of whose arc is 1182.87 feet, a distance

of 242.21 feet by land of said Gannon to a point;

THENCE N. 73° 08’ 56” E. a distance of 1072.98 feet by land of Julio J. Colangelo and Nicolette P. Colangelo and land of Clyde Riley and Josephine C. Riley to the westerly side of Lyman Street;

THENCE N. 15° 02’ 49” W. a distance of 91.30 feet by the westerly side of Lyman Street to the point of beginning.

See a plan by Guerard Survey dated May 1, 1980 and recorded in said Deeds in Plan Book 479, Plan 5.

The premises has the benefit of the following:

Grant of Easements under deed dated December 5, 1980 and recorded in Book 7134, Page 86 by Julio J. Colangelo et ux to Eugene S. Colangelo et al, Trustees, as affected by Agreement dated October 5, 1980 and recorded in Book 7134, Page 108, as affected by Amendment to Grant of Easements by Colangelo Massachusetts Real Estate Trust dated September 25, 1999 and recorded in Book 21932, Page 102. (Affects Tracts 2 and 3).

The Mortgaged Premises will be sold and conveyed subject to and with the benefit of all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, and existing covenants and encumbrances of record created prior to the Mortgage, if there be any.

Terms of sale: A deposit of One Hundred Thousand Dollars ($100,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. Within ten (10) days of the auction, bidder will be required to pay ten (10%) percent of the bidding price by certified or bank check with the law office of Prince Lobel Tye, LLP, One Mercantile Street, Suite 220, Worcester, MA 01608. The remaining balance is to be paid by certified or bank check at Prince Lobel Tye LLP, One Mercantile Street, Suite 220, Worcester, MA 01608 within thirty (30) days from the date of sale. The successful bidder shall be required to sign a Memorandum of Sale containing the above terms and additional terms at the time and place of sale. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the time and place of sale.

FIRST TECHNOLOGY FEDERAL CREDIT UNION formerly known as Digital Federal Credit Union, Present Holder of the Mortgage

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