

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 dated July 31, 2008 (the "Mortgage") given by 274 Broadway, LLC to Stoneham Savings Bank, and recorded with the Bristol County (Northern District) Registry of Deeds (the "Registry") at Book 17621, Page 330, as confirmed by that certain Confirmation of Obligations Secured by Mortgage and Security Agreement and Conditional Assignment of Leases and Rents dated May 21, 2010 and recorded with the Registry at Book 18775, Page 171, which Mortgage was assigned to Stoneham Properties, LLC (the "Mortgagee") by that certain Assignment of Mortgage dated July 10, 2012 and recorded with the Registry at Book 20303, Page 199, 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 commencing at 11:00 A.M. on the 2nd day of May, 2014, upon the mortgaged premises, being all and singular the real property described in the Mortgage, to wit:

EXHIBIT A
Property Description

The land in Taunton, Bristol County, Massachusetts, with the buildings and improvements thereon, known as 274 Broadway, bounded and described as follows:

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| SOUTHERLY | by Whittenton Street, one hundred twenty and 09/100 (120.09) feet, more or less; |
| WESTERLY | by land now or formerly of Mary Dineen one hundred forty-five (145) feet, more or less; |
| NORTHERLY | by line parallel to Whittenton Street, partly by land now or formerly of McKeon and partly by land now or formerly of Gregg, one hundred eighty and 57/100 (180.57) feet, more or less; |
| EASTERLY | by Broadway one hundred fifty-six and 08/100 (156.08) feet, more or less. |

Subject to restrictions set forth in deed recorded with Bristol County Northern District Registry of Deeds in Book 2286, Page 57.

For title, see deed recorded herewith.

TERMS OF SALE:

The mortgaged premises is to be sold subject to and with the benefit of all easements, restrictions, covenants, conditions, reservations and agreements of record, to the extent that same are in force and applicable, building and zoning laws, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, existing encumbrances, and all other claims in the nature of liens, now existing or hereafter arising, having priority over the Mortgage, if any there be. The mortgaged premises will also be sold subject to the right of redemption of the United States of America, if any there be.

A deposit of **FIFTEEN THOUSAND AND 00/100 DOLLARS (\$15,000.00)** shall be required to be paid to the Mortgagee by certified check or bank cashier's check (cash will not be accepted) at the time and place of the public auction foreclosure sale of the mortgaged premises. The balance of the purchase price at the sale is to be paid to the Mortgagee by certified check, bank cashier's check, or federal funds wire transfer within thirty (30) calendar days from the date of the sale, **with time being of the essence.** The Mortgagee may, at its option, either sell the mortgaged premises to the second highest bidder at the sale of the mortgaged premises or assume the highest bid should the highest bidder fail to fulfill the highest bidder's obligations under the sales agreement to be entered into with the Mortgagee immediately after the sale. In the event that the highest bidder defaults under such sales agreement and the Mortgagee sells the mortgaged premises to the second highest bidder, the Mortgagee may, at its option, assume the second highest bid should the second highest bidder fail to fulfill its obligations under such sales agreement. No such assumption of the highest or second highest bid or sale of the mortgaged premises by the Mortgagee to such second highest bidder shall relieve the highest or second highest bidder, as applicable, from its obligations under such sales agreement nor operate as a waiver by the Mortgagee of its rights and remedies against the highest or second highest bidder.

The Mortgagee reserves the right to credit bid at the sale of the mortgaged premises and to postpone the sale by auctioneer's public proclamation. The Mortgagee further reserves the right to change terms of sale at the sale or to add additional terms and to qualify some or all bidders.

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

STONEHAM PROPERTIES, LLC
Present Holder of the Mortgage,

By Its Attorneys,
Riemer & Braunstein LLP

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