

## **MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in that certain Commercial Mortgage, Security Agreement and Assignment of Leases and Rents granted by 4054 Mystic Valley Parkway JV, LLC, a Massachusetts limited liability company (the “**Mortgagor**”), to Avidia Bank, a savings bank (the “**Mortgagee**”), dated as of March 17, 2023, and registered with Middlesex South Registry District of the Land Court as Document 1935112, as noted on Certificate of Title 281730 (the “**Mortgage**”), encumbering the property described in the Mortgage located in Medford, Middlesex County, Massachusetts, further described on **Exhibit A** annexed hereto and specifically incorporated herein by reference (the “**Mortgaged Property**”), of which the undersigned is the present holder, for breach and default of the conditions of the Mortgage, and for the purpose of foreclosing the same, the Mortgagee will offer all of the Mortgaged Property for sale at public auction on **AUGUST 19, 2025 at 10:00 A.M.** The sale of the Mortgaged Property described above will be referred to hereinafter as the “**Sale**.” The Sale shall be held on the Mortgaged Property, being all and singular the premises described in said Mortgage, commonly known and numbered as 4054 Mystic Valley Parkway, Medford, Massachusetts 02155.

**TERMS OF SALE.** A non-refundable deposit of **TWO HUNDRED THOUSAND AND 00/100 DOLLARS (\$200,000.00)** shall be required to be paid by the highest bidder to the Mortgagee for the Mortgaged Property. Such deposit shall be made by certified check or bank cashier's check (cash will **NOT** be accepted) at the time and place of the Sale. Within five (5) business days of the date of the Sale, the highest bidder shall make an additional non-refundable deposit (by federal funds wire transfer of immediately available funds) to the Mortgagee sufficient to cause the total deposit to equal ten percent (10%) of the highest bid at the Sale (such deposits, collectively, the “**Deposit**”). The Deposit shall be at all times non-refundable. The balance of the amount of the highest bid for the Mortgaged Property is to be paid to the Mortgagee by federal funds wire transfer of immediately available funds in or within thirty (30) calendar days after the date of the Sale, **WITH TIME BEING OF THE ESSENCE**. The highest bidder shall be required to execute a sales agreement at the Sale containing the terms set forth herein and any additional terms set forth in the sales agreement or announced at the Sale.

The Mortgaged Property is to be sold together with, subject to, and with the benefit of, all easements, restrictions, covenants, orders of condition, building and zoning laws, unpaid taxes, tax titles, water bills, environmental liens or restrictions, municipal liens and assessments, the rights of tenants and parties in possession, existing encumbrances, any and all assessments, 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 Property is also sold subject to the right of redemption of the United States of America, if any there be.

The Mortgagee may, at its option, either sell the Mortgaged Property to the second highest bidder at the Sale or assume the highest bid should the highest bidder fail to fulfill the highest bidder's obligations under the sales agreement executed at the Sale, provided that the Mortgagee in its discretion may require the second highest bidder to (i) within ten (10) business days after written notice to the second highest bidder of the default of the highest bidder, execute a sales agreement and simultaneously pay a deposit to the Mortgagee equal to ten percent (10%) of the second highest bid as a non-refundable deposit, and (ii) within thirty (30) days of said

written notice, pay the balance of the second highest bid for the Mortgaged Property to the Mortgagee by federal funds wire transfer of immediately available funds, **WITH TIME BEING OF THE ESSENCE**. In the event that the highest bidder defaults under the sales agreement executed at the Sale, and the Mortgagee sells the Mortgaged Property 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 the sales agreement. No such assumption of the highest or second highest bid or sale of the Mortgaged Property by the Mortgagee to such second highest bidder shall relieve the highest or second highest bidder, as applicable, from its obligations under their respective sales agreements nor operate as a waiver by the Mortgagee of its rights and remedies against the highest or second highest bidder at the Sale.

In the event of any typographical errors in the publication of the legal description of the Mortgaged Property in this Notice of Sale, the legal description contained in the Mortgage shall control.

THE SALE OF THE MORTGAGED PROPERTY WILL BE OFFERED AND SOLD “AS-IS”, “WHERE-IS”, AND “WITH ALL FAULTS”, LATENT OR PATENT, AND SUBJECT TO ALL PRIOR ENCUMBRANCES, AND WITHOUT ANY WARRANTIES OR REPRESENTATIONS WHETHER EXPRESS, IMPLIED, OR IMPOSED BY LAW. The transfer of the Mortgaged Property will be made and accepted by the highest bidder without any other expressed or implied representations or warranties whatsoever, including, but not limited to, representations regarding acreage, description of the Mortgaged Property, uses, rent rolls, leases, outstanding taxes, liens and encumbrances, title and/or title matters, availability of any utilities, building permits, occupancy, compliance with Title 5 of the State Environmental Code, state and city requirements regarding smoke detection equipment, lead paint regulations, any matter relating to any structure on the Mortgaged Property, or any other matter. The highest bidder shall be deemed to have expressly acknowledged by participation in the Sale that any warranty or representation, other than those contained herein, are without authority and that the highest bidder has duly inspected the Mortgaged Property, the title thereto, the occupancy thereof, and all other matters in connection with the Sale by itself and by its own experts, including counsel, as the highest bidder has elected to consult.

From and after the conclusion of the Sale, all risk of loss or damage to the Mortgaged Property shall pass to, and be borne by, the highest bidder.

The Mortgagee reserves the right to credit bid at the Sale, to advance its bid at the Sale, and to pause and/or postpone the Sale by auctioneer’s public proclamation. The Mortgagee further reserves the right to change terms of the 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.

AVIDIA BANK,  
Present holder of the Mortgage

By Its Attorneys,

*Douglas Clarke*

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EXHIBIT A  
(Real Property)  
Property Description

That certain parcel of registered land situated in Medford, in the County of Middlesex in said Commonwealth of Massachusetts, being bounded and described as follows:

SOUTHWESTERLY by Lot 8 on a plan filed as Plan No. 17518T on Certificate of Title No. 75372, three hundred thirty-one and 25/100 (331.25) feet; thence

WESTERLY by Lot 9 and Lot 10 on said plan, forty-three and 67/100 (43.67) feet; thence

NORTHERLY by said Lot 10 on said plan, one hundred sixty and 10/100 (160.10) feet: thence

NORTHEASTERLY by said Lot 29 on a plan filed as Plan No. 17518-2 Sh. 2 on Certificate of Title No. 91428, three hundred five and 21/100 (305.21) feet; thence

SOUTHEASTERLY by two lines on the northwesterly line of Mystic Valley Parkway, the first being thirty-four and 87/100 (34.87) feet; the second being one hundred sixty-six and 16/100 (166.16) feet.

Being Lot 63 on a plan further described hereinbelow.

All of said boundaries are determined by the Court to be located as shown on a subdivision plan entitled "Subdivision Plan of Land in Medford, Medford Engineering & Survey, Surveyors, May 31, 1985," which is a subdivision plan of Lots E and H shown on Plan Nos. 17518C and 17518E filed with Certificate of Title Nos. 56383 and 59952 at the South Registry District of Middlesex County. Said Subdivision Plan is Plan No. 17518-17, as approved by the Court, is filed in the Land Registration Office, and a copy of which is filed with the Middlesex South District Registry of Deeds, Registered Land Division, with Certificate of Title No. 189379.