

MORTGAGEE'S SALE OF REAL ESTATE
28 Taft Avenue, Lexington, MA

By virtue and in execution of the power of sale contained in a certain Mortgage given by Vincent A. Manfredi and Barbara E. Manfredi to Eagle Bank, said Mortgage dated June 15, 2011, and recorded with the Middlesex South District Registry of Deeds, in Book 57034, Page 593, of which Mortgage the undersigned is the present holder, for breach of conditions of said Mortgage and for the purpose of foreclosing the same, the same will be sold at Public Auction at 11:00 a.m. on the 27th day of January 2026 on the mortgaged premises, hereinafter described, all and singular the premises described in said Mortgage to wit:

Locus: 28 Taft Avenue, Lexington, MA 02421

The legal description of the Mortgaged Premises is hereinafter the following:

A certain parcel of land with the buildings thereon, being shown as Lot #26 on a Plan entitled "Plan of Land in Lexington, Mass., dated February 7, 1941, Fred A. Joyce, Surveyor," duly recorded with Middlesex South District Registry of Deeds in Book 6479, Page 132, and being bounded and described as follows:

NORTHEASTERLY by Taft Avenue, seventy-five (75) feet;
SOUTHEASTERLY by land of owners unknown, one hundred six and 67/100 (106.67) feet;
SOUTHWESTERLY by Lot #25 as shown on said Plan, seventy-six and 27/100 (76.27) feet; and
NORTHWESTERLY by Lot #21 as shown on said Plan, one hundred eleven and 60/100 (111.60) feet.

Containing 8,230 square feet of land, according to said Plan.

For title reference, see Deed of George R. Sommers dated October 5, 1970 and recorded with Middlesex South District Registry of Deeds in Book 11911, Page 622.

In the event of any typographical error set forth in the legal descriptions contained above, the legal description of the premises, the descriptions set forth and contained in the Mortgage shall take precedence.

TERMS OF SALE: TWENTY THOUSAND (\$20,000.00) DOLLARS will be required to be paid in cash, certified check or cashier's check of any bank or trust company doing business in the Commonwealth of Massachusetts, by the purchaser, at the time and place of sale as a deposit. The sale is subject to a First Mortgage given to Eagle Bank by Vincent A. Manfredi and Barbara E. Manfredi, dated September 17, 2009, and recorded with the Middlesex South District Registry of Deeds, in Book 53550, Page 307. A Memorandum of Sale ("Memorandum") shall be executed upon acceptance of the bid and all terms thereunder shall be binding upon the bidder, including the condition that should the high bidder for whatever reason fail to perform under the aforesaid Memorandum, in such event, the bidder shall forfeit the deposit in full which shall become the property of the Mortgagee. The Mortgagee reserves the right without further publication, advertisement or notification to offer the property to the second highest bidder under the same conditions set forth herein. The Mortgagee further reserves the right without further publication, advertisement, or notification, to purchase the within described property at the amount bid by the second highest bidder. The terms of the Memorandum of Sale shall be announced prior to the bid. The balance of the bid price is to be paid in cash, certified check or cashier's check drawn upon any bank or trust company doing business in the Commonwealth of Massachusetts within thirty (30) days after the date of sale to be deposited in escrow with Riccardo L. Rullo, Esquire attorney for Eagle Bank. Deed (which shall be in the form of the usual Mortgagee's Deed under the Statutory Power of Sale) to be delivered within three (3) days thereafter at which time it shall be the sole and exclusive responsibility of the successful bidder to cause the same to be recorded with the Middlesex South District Registry of Deeds in accordance with law.

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

EAGLE BANK
By its attorney,
RICCARDO L. RULLO
LAW OFFICES OF RICCARDO L. RULLO, PLLP
35 BEDFORD ST, SUITE 4, LEXINGTON, MA 02420
617-447-0190

Dated: 1/5/2026