

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in that certain Mortgage granted by Allstar Management LLC, a Massachusetts limited liability company, (the “**Mortgagor**”) to Enterprise Bank and Trust Company, dated as of April 13, 2016, and recorded with the Middlesex North District Registry of Deeds at Book 29951, Page 86, (the “**Mortgage**”), which Mortgage is now held by Rockland Trust Company, as successor by merger to Enterprise Bank and Trust Company (the “**Mortgagee**”) encumbering the property described in the Mortgage located in Chelmsford, 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 **June 3, 2026 at 11:00 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 200 Turnpike Road, Chelmsford, Massachusetts 01824.

TERMS OF SALE. A non-refundable deposit of **FIFTY THOUSAND AND 00/100 DOLLARS (\$50,000.00)** 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. 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 of Fifty Thousand 00/100 Dollars (\$50,000.00) 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.

ROCKLAND TRUST COMPANY,
Present holder of the Mortgage

By Its Attorneys,

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EXHIBIT A
(Real Property)
Property Description

Parcel One

A certain parcel of land with the buildings thereon, situated in Chelmsford, Middlesex County, Massachusetts, being described as follows:

The land situated on the Russell's Mill Road, so called, in said Chelmsford consisting of Lots Nos. 15 and 16 on a certain plan of land in said Chelmsford belonging to H.C. Sweetser, surveyed July 1908, F.W. Huntington & Co., C.E.'s duly recorded with Middlesex North District Registry of Deeds Plan Book 52, Plan 16, containing two and 32/100 (2.32) acres more or less, according to said plan. See also plan recorded in Plan Book 137, Plan 34.

Parcel Two

That certain parcel of land located on Turnpike Road and Mill Road in Chelmsford, Middlesex County, Massachusetts, being shown as Parcel "A" on a plan of land entitled "Plan of Land in Chelmsford, Mass. (Middlesex County) Prepared for: Vandermeer" dated June 15, 1982, drawn by Joseph W. Moore Co., Land Surveyors and Civil Engineers. Said plan is recorded in Middlesex North District Registry of Deeds in Plan Book 137, Plan 34. Said parcel being more particularly bounded and described according to said plan as follows:

SOUTHEASTERLY by Mill Road by two courses measuring respectively sixty-seven and 81/100 (67.81) feet; and ninety and 30/100 (90.30) feet;

SOUTHERLY by a curved line being the intersection of Mill Road and Turnpike Road fifty-two and 2/100 (52.02) feet;

SOUTHWESTERLY by Turnpike Road by six courses measuring respectively one hundred fifty-four and 57/100 (154.57) feet; nineteen and 6/100 (19.06) feet; fifty and 4/100 (50.04) feet; one hundred (100.00) feet; fifty (50.00) feet; and two hundred one and 86/100 (201.86) feet;

NORTHWESTERLY by land now or formerly of Carye fifty and 82/100 (50.82) feet;

NORTHEASTERLY by Lot 15-16 by three courses measuring respectively two hundred twenty-one and 63/100 (221.63) feet; two hundred eight-six and 39/100 (286.39) feet; and eleven and 21/100 (11.21) feet.

Parcel "A" contains 1.346 acres, more or less, according to said plan

For title see deed recorded herewith.