

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in that certain Mortgage and Security Agreement dated April 7, 2023 (the "Mortgage") given by 89 West Main Street LLC (the "Mortgagor") to Main Street Bank (the "Mortgagee") and recorded with the Worcester South County Registry of Deeds (the "Registry") in Book 68998, Page 63 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 at 1:00 PM on the 3rd day of June, 2026 at 89 West Main Street, Northborough, Massachusetts, being more particularly in said mortgage, to wit:

The land in Northborough, Worcester County, Commonwealth of Massachusetts, with the buildings thereon, situated on the southerly side of Main Street, also known as Boston Post Road, in said Northborough, bounded and described as follows:

Beginning at the northwesterly corner of the premises by land now or formerly of one Stuart C. Burnett;

Thence proceeding westerly along said southerly line of Main Street approximately 135.00 feet to an iron stake at land now or formerly of one Moulton;

Thence south 6 degrees east by said Moulton land, a distance of 300.00 feet;

Thence easterly by a line parallel with the said southerly line of Main Street and of the land of said Moulton, a distance of 135. feet to said Burnett land;

Thence north 6 degrees west by said Burnett land, 300.00 feet to the place of beginning.

For Mortgagor's title see quitclaim deed dated September 11, 2019, and recorded with the Worcester South Registry of Deeds at Book 61038, Page 130.

In the event of any typographical errors in the publication of this notice, the description in the Mortgage shall control.

Said premises shall also be sold subject to and/or with the benefit of any and all other restrictions, easements, improvements, covenants, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, attachments and existing encumbrances of record created prior to the Mortgage, if any there be, insofar as in force and applicable.

Said premises will also be sold subject to all leases and tenancies having priority over said Mortgage, to tenancies or rights of parties in possession now or at the time of said auction which are subject to said Mortgage, to rights or claims in personal property installed by tenants or former tenants now located on the premises, and to laws and ordinances including, but not limited to, all building and zoning laws and ordinances.

Terms of sale:

The highest bidder in the sale shall deposit a bank treasurer's check, or certified check in the amount of Twenty Five Thousand Dollars (\$25,000.00) at the time and place of the sale as a non-refundable earnest money deposit towards the purchase price to be held at the option of the Mortgagee as liquidated damages for any default by the successful bidder. The highest bidder shall then be required to remit by federal wire transfer an additional non-refundable deposit to bring in an amount sufficient to make the total deposit equal to ten percent (10%) of the purchase price within five (5) business days of the date of the public auction.

The balance of the purchase price shall be paid upon delivery of the deed within thirty (30) days of the date of the public auction. Each successful bidder shall be required to sign a Memorandum of Sale at the public auction containing the terms herein and any additional terms set forth in the Memorandum of Sale or announced at the public auction.

In the event that any successful bidder at the public auction fails to perform in the time specified to purchase the applicable premises, the Mortgagee reserves the right, at its sole election, to sell such premises by foreclosure deed to the other qualified bidders, in descending order beginning with the next highest bidder, provided that in each case the next highest bidder delivers to Mortgagee the amount of the required deposit within five (5) business days after written notice of the default of the previous highest bidder and promptly executes a Memorandum of Sale providing for performance within thirty (30) days of execution. Mortgagee also reserves the right, at its sole election, to assume the bid of any defaulting or declining bidder. The Mortgagee reserves the right to postpone this sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Other terms to be announced at sale.

For inquiries concerning the auction, please contact Samantha Saperstein at [ssaperstein@pesco.com](mailto:ssaperstein@pesco.com).

Main Street Bank,  
present holder of the Mortgage,

By its attorney,  
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