

MORTGAGEE'S SALE OF REAL ESTATE  
101 Access Road, Norwood, MA

By virtue and in execution of the power of sale contained in a certain Mortgage given by 101 Access Norwood LLC to Salem Five Cents Savings Bank, said Mortgage dated October 2, 2023, and recorded with the Norfolk County Land Court, as Document 1,527,420, 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 11th day of August 2026 on the mortgaged premises, hereinafter described, all and singular the premises described in said Mortgage to wit:

Locus: 101 Access Road, Norwood, MA 02062

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

That certain parcel of land with the buildings thereon, situated in Norwood, County of Norfolk, Commonwealth of Massachusetts, shown as Lot 261 on Plan drawn by Toomey Munson & Associates, Inc., dated March 13, 1996, as approved by the Land Court filed in the Land Court Registration Office as No. 15269, Plan filed with Certif. 14037.

Said Lot 261 contains 41,124 square feet of land more or less according to said Plan.

Said Lot is subject to the right of way as set forth on Plan No.15269-16.

The above-described land is subject to and has the benefit of the easement, rights, agreements and restrictions, etc. set forth or referred to in Certificate No. 19996, so far as now in force and applicable.

The above-described land is subject also to and has the benefit of the rights, etc., as set forth in Document No. 64708, so are as applicable.

The above-described land is subject also to the rights, agreements, etc., as set forth in Document No. 281471, so far as applicable.

Meaning and intending to mortgage the same premises conveyed to the Mortgagor by deed dated April 7, 2022, and recorded in Norfolk County Land Court as Document 1,501,414.

In the event of any typographical error set forth in the legal descriptions contained above, 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 Salem Five Cents Savings Bank by 101 Access Norwood LLC, dated April 14, 2022, and recorded with the Norfolk County Land Court, as Document 1,501,415. 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 Salem Five Cents Savings 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.

SALEM FIVE CENTS SAVINGS BANK  
By its attorney,  
RICCARDO L. RULLO  
LAW OFFICES OF RICCARDO L. RULLO, PLLP  
35 BEDFORD ST, SUITE 4, LEXINGTON, MA 02420  
617-366-6744

Dated: 7/1/2026