

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by **STAMATOS FAMILY PROPERTIES LLC, TRUSTEE OF THE S-1057 HYDE PARK AVENUE REALTY TRUST** u/d/t dated March 19, 2021 recorded with the Suffolk County Registry of Deeds (the "Registry") in Book 65050, Page 112 and **STAMATOS FAMILY PROPERTIES LLC, TRUSTEE OF THE S-2093 CENTRE STREET REALTY TRUST** u/d/t dated September 16, 2020 recorded with the Registry in Book 63781, Page 143 to **ROLLSTONE BANK & TRUST** dated August 12, 2021 and recorded with the Registry in Book 66096, Page 195 (the "Mortgage"), of which Mortgage the undersigned (the "Mortgagee") is the present holder, for breach of the conditions of the Mortgage and for the purpose of foreclosing the same will be sold at Public Auction on Wednesday, April 9, 2025, as follows:

- 11:00 a.m. - the mortgaged premises located on or near 1057-1067 Hyde Park Avenue, Hyde Park, Massachusetts ("Parcel I"); and
- 1:00 p.m. - the mortgaged premises located on or near 2093-2105 Centre Street, West Roxbury, Massachusetts ("Parcel II")

all and singular the premises described in the Mortgage, to wit:

Parcel I:

"1057-1067 Hyde Park Avenue, Hyde Park, MA 02136

The land with the buildings thereon, on the westerly side of Hyde Park Avenue numbered one thousand fifty-seven (1057) to one

thousand sixty-seven (1067) in the numbering of said Hyde Park Avenue, making the northwesterly corner of Arlington Street adjoining an estate now or formerly of William E. Walsh (numbered 1053 Hyde Park Avenue) and supposed to contain about forty-nine hundred twelve (4,912) square feet, more or less.

Subject to and with the benefit of all easements, agreements, covenants and restrictions of record, insofar as the same may be in force and applicable.

For title reference, see deed dated February 9, 2021 and recorded with the Suffolk County Registry of Deeds in Book 65050, Page 123."

Parcel II:

"2093-2105 Centre Street, West Roxbury, MA 02132

The land with buildings thereon, being the estate now numbered 2093-2105 Centre Street in the West Roxbury District of Boston, shown as Lot A on a plan by Walter C. Bates, C.E., dated June 30, 1923, and recorded with the Suffolk Deeds in Book 4486, Page 366, bounded and described as follows:

Southeasterly by said Centre Street by two lines, one a curved line measuring ninety-one and 23/100 (91.23) feet, the other a straight line measuring fourteen and 90/100 (14.90) feet;

Southwesterly by Temple Street, sixty-four and 8/10 (64.8) feet;

Northwesterly by land shown on said plan as belonging to B.D. James, one hundred three and 2/10 (103.2) feet; and

Northeasterly by Lot B as shown on said plan, sixty-nine (69) feet.

Containing 7,160 square feet of land, more or less, according to said plan.

Said premises are conveyed subject to and together with the benefit of easements, restrictions, encumbrances, and other

instruments of record, if any, insofar as the same are now in force and applicable.

For title reference, please see deed dated September 1, 2020 and recorded with the Suffolk County Registry of Deeds in Book 63781, Page 154."

The description of the Premises contained in the Mortgage shall control in the event of a typographical error in this publication.

The Premises, together with all improvements encumbered by the Mortgage, are to be sold and conveyed subject to all leases, tenancies, occupancies, mortgages, restrictions, covenants, orders of conditions, easements, encroachments, outstanding tax titles, municipal or other public taxes, assessments or liens, federal and state tax liens, other liens or claims in the nature of liens and existing encumbrances recorded prior to the Mortgage and/or otherwise having priority over the Mortgage, if there be any.

TERMS OF SALE: THE PARCELS SHALL BE SOLD INDIVIDUALLY AND NOT IN BULK. A NON-REFUNDABLE DEPOSIT OF TEN THOUSAND (\$10,000.00) DOLLARS WILL BE REQUIRED FOR EACH PARCEL. Said deposits are to be paid by certified or bank cashier's check by the purchaser(s) at the times and places of sale, the balances to be paid by certified or bank cashier's check and deeds to be taken by purchaser(s) within thirty (30) days of the sales at the offices of Seder & Chandler, LLP, 339 Main Street,

Worcester, Massachusetts, attorneys for the Mortgagee.

The Mortgagee reserves the right to postpone the sales to a later date by public proclamation on the date and at the times and places appointed for the sales and to further postpone at any adjourned sale date by public proclamation on the date and at the times and places appointed for the adjourned sales.

In the event of the failure or inability of the purchaser(s) to perform and to purchase either Parcel I or Parcel II in accordance herewith, the Mortgagee reserves the right (but is not obligated) to accept, subject to the Memorandum of Sale, the second highest bid for either such parcel, without further advertisement and without further notice to other bidders or persons. In the event that the Mortgagee offers Parcel I or Parcel II to the second highest bidder and such person declines either to purchase the applicable parcel at the second highest bid price or to sign the Memorandum of Sale, then the Mortgagee may elect (but is not obligated) to exercise the rights of the second highest bidder under this paragraph and to purchase either Parcel I or Parcel II at the second highest bid price, without further advertisement and without further notice to other bidders or persons.

Other terms to be announced at the time and place of sale.

ROLLSTONE BANK & TRUST
Present holder of said Mortgage

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