

LEGAL NOTICE
MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Ayaz Zaffar, as Trustee(s) of 169 Elm Street Realty Trust, a Massachusetts trust to Avidia Bank, dated April 9, 2019 and recorded in the Middlesex South Registry of Deeds in Book 72473, Page 297, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 169 Elm Street, Waltham, Massachusetts will be sold at a Public Auction at 11:00 AM on Wednesday, September 29, 2021, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The land with the buildings thereon being shown as lots A and B on a plan entitled "Plan of Land in Waltham, Ma., Prepared for: Environic Solutions, 169 Elm Street, Waltham, Ma.," dated November 20, 1995, Prepared By: Allen & Major Associates, Inc., Civil Engineers, recorded in Middlesex South District Registry of Deeds as Plan No. 1127 of 1995 in Book 25881, Page 155, which plan reference may be had for a further description of the premises. The lot contains 16,222 square feet more or less.

For mortgagor's title see deed recorded with the Middlesex South Registry of Deeds in Book 27310, Page 435.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of Sale: Cash, cashier's or certified check in the sum of \$15,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable in cash or by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Van Dam Law LLP, 233 Needham Street, Suite 540, Newton, MA 02464 or such other time as may be designated by mortgagee. The description of the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the Sale.

Avidia Bank, Present Holder of Said Mortgage.
By its Attorneys,
Van Dam Law LLP
233 Needham Street, Suite 540
Newton, MA 02481
(617) 969-2900