



**SUBURBAN BOSTON OFFICE  
CANTON, MA**

**Previews:**

Interested parties will be notified when scheduled.

**Auction Date:**

March 12 | 11:00 a.m.

**Property Location:**

150 Royall Street  
Canton, MA 02021

**Property #:**

AP26019

**TRANZON AUCTION PROPERTIES**  
PO BOX 4508  
PORTLAND, ME 04112

**MIKE CAREY**  
P: 207-776-1936  
[MCAREY@TRANZON.COM](mailto:MCAREY@TRANZON.COM)

# **ATTENTION PROSPECTIVE BIDDER**

**PLEASE NOTE THIS AUCTION  
WAS POSTPONED. THE NEW  
AUCTION DATE IS MAY 14, 2026  
AT 11:00AM ET.**

**Dates listed in the following Property Information Package may refer to previously scheduled sale date and are no longer applicable.**

**Tax information included in the package may be outdated.**





## TYPES OF AGENCY REPRESENTATION

### SELLER'S AGENT

A seller can engage the services of a real estate licensee to act as the seller's agent in the sale of the seller's property. This means that the real estate agent represents the seller, who is a client. The agent owes the seller client undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put the seller's interests first and attempt to negotiate price and terms acceptable to their seller client. The seller may authorize sub-agents to represent him/her in marketing its property to buyers, however the seller should be aware that wrongful action by the real estate agent or sub-agents may subject the seller to legal liability for those wrongful actions.

### BUYER'S AGENT

A buyer can engage the services of a real estate licensee to act as the buyer's agent in the purchase of a property. This means that the real estate agent represents the buyer, who is a client. The agent owes the buyer client undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put the buyer's interests first and attempt to negotiate price and terms acceptable to their buyer client. The buyer may also authorize sub-agents to represent him/her in purchasing property, however the buyer should be aware that wrongful action by the real estate agent or sub-agents may subject the buyer to legal liability for those wrongful actions.

### (NON-AGENT) FACILITATOR

When a real estate licensee works as a facilitator that licensee assists the seller and/or buyer in reaching an agreement but does not represent either the seller or buyer in the transaction. The facilitator and the broker with whom the facilitator is affiliated, owe the seller and buyer a duty to present all real property honestly and accurately by disclosing known material defects and owe a duty to account for funds. Unless otherwise agreed, the facilitator has no duty to keep information received from a seller or buyer confidential. Should the seller and/or buyer expressly agree, a facilitator relationship can be changed to a seller or buyer client relationship with the written agreement of the person so represented.

### DESIGNATED SELLER'S AND BUYER'S AGENT

A real estate licensee can be designated by another real estate licensee (the appointing or designating agent) to represent a buyer or seller, provided the buyer or seller expressly agrees to such designation. The real estate licensee once so designated is then the agent for that buyer or seller who becomes the agent's client. The designated agent owes the buyer client or seller client, undivided loyalty, reasonable care, disclosure, obedience to lawful instruction, confidentiality and accounting. The agent must put their client's interests first, and attempt to negotiate price and terms acceptable to their client. No other licensees affiliated with the same firm represent the client unless otherwise agreed upon by the client. In situations where the appointing agent designates another agent to represent the seller and an agent to represent the buyer in the same transaction, then the appointing agent becomes a dual agent. Consequently, a dual agent cannot fully satisfy the duties of loyalty, full disclosure, obedience to lawful instructions, which is required of a seller or buyer agent. Only your designated agent represents your interests. Written consent for designated agency must be provided before a potential transaction is identified, but in any event, no later than prior to the execution of a written agreement for purchase or sale of residential property. The consent must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample consent to designated agency is available at the Board's website at [www.mass.gov/dpl/re](http://www.mass.gov/dpl/re).

### DUAL AGENT

A real estate licensee may act as a dual agent representing both the seller and the buyer in a transaction but only with the express and informed written consent of both the seller and the buyer. A dual agent shall be neutral with regard to any conflicting interest of the seller and buyer. Consequently, a dual agent cannot satisfy fully the duties of loyalty, full disclosure, obedience to lawful instructions, which is required of a seller or buyer agent. A dual agent does, however, still owe a duty of confidentiality of material information and accounting for funds. Written consent for dual agency must be provided before a potential transaction is identified, but in any event, no later than prior to the execution of a written agreement for purchase or sale of residential property. The consent must contain the information provided for in the regulations of the Massachusetts Board of Registration of Real Estate Brokers and Salespeople (Board). A sample consent to dual agency is available at the Board's website at [www.mass.gov/dpl/re](http://www.mass.gov/dpl/re).

# **NOTICE**

## **ATTENTION PROSPECTIVE BIDDERS**

### **Tranzon Auction Properties is acting solely as agent for the seller**

All information contained in this and other advertisements was obtained from sources believed to be accurate. However, no warranty or guarantee, either expressed or implied, is intended or made. Neither Tranzon Auction Properties nor its employees, affiliates, or agents (hereinafter "auction company") represent the buyer/bidder. All prospective buyers/bidders must independently investigate and confirm any information or assumptions on which any bid is based. Neither auction company nor sellers shall be liable for any errors or the correctness of information.

All announcements made at the auction take precedence over any other property information or printed terms of sale. Items may be added or deleted. The property and improvements are sold "as is, where is, with all faults" and without representation or warranty of any kind with respect to the accuracy, correctness, completeness, content or meaning of the information contained herein. Prospective buyers/bidders should verify all information.

All prospective buyers/bidders recognize and agree that any investigation, examination, or inspection of the property is within the control of the owner or other parties in possession and their agents. Potential buyers/bidders are encouraged to seek information from professionals regarding any specific issue or concern. Any decision to purchase or not to purchase is the sole and independent business decision of the potential buyer/bidder. No recourse or cause of action will lie against any of the above-mentioned parties should buyer become dissatisfied with its decision, whatever it may be, at a later date.

Auction company and seller have the right to postpone or cancel the auction in whole or in part, in its sole discretion. Auction company and seller reserve the right to refuse admittance to or expel anyone from the auction premises for interference with auction activities, nuisance canvassing, soliciting or other reasons.

Tranzon Auction Properties is a member company of Tranzon, LLC. All Tranzon companies are independently owned and operated.

**AUCTION:** Thursday, March 12, 2026 | 11:00 a.m.

**PREVIEWS:** Interested parties will be notified when scheduled.

**AUCTION LOCATION:** On-site

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## PROPERTY DESCRIPTION

150 Royall Street presents a full-building office acquisition opportunity at auction within Canton's established Royall Street corporate park - one of Greater Boston's most accessible suburban business locations.

### Property Overview

- 267,103± square feet
- 20.23± acre site
- Two (2) stories
- Constructed in 1968
- Extensive on-site parking across a campus-scale parcel
- Professionally designed corporate asset

The property's strategic location is a defining attribute. With immediate access to Interstate 93, Interstate 95/Route 128, and Route 24, the asset offers direct north-south and east-west connectivity to both Boston and Providence. This transportation efficiency has historically supported strong corporate tenancy throughout the corridor and continues to position Royall Street as a preferred suburban office destination.

Physically, the building is designed to support modern office functionality. Efficient floor plates across more than 267,000 square feet allow for flexible tenant layouts, while strong window lines provide natural light throughout interior spaces. A professional lobby presence, elevator service, full HVAC, and sprinkler coverage reinforce a corporate image consistent with the surrounding business park environment, which benefits from established infrastructure and long-term institutional occupancy.

From an investment standpoint, the offering provides full-building and full-site control - allowing for strategic lease-up, repositioning, recapitalization, adaptive reuse analysis, or long-term hold strategies. Auction firm is not in receipt of any building leases, financials or other details. Property being sold as-is, where-is.

- **Lot Size:** 20.23± Acres
- **Parking:** 1,076± Parking Spaces
- **Road Frontage:** 336.65'± on Royall Street and 766.13'± on Green Street
- **Building Size:** 267,103± sq. ft., per Tax Card
- **Year Built:** 1968± (Fully Renovated in 2007)
- **Stories:** 2
- **Construction:** Masonry
- **Roof Cover:** Membrane
- **Exterior Siding:** Brick Veneer
- **Heat/Cool Source:** HVAC

**DISCLAIMER:** This information is derived from sources believed correct, but is not guaranteed. Interested parties shall rely entirely on their own information, judgment and inspection of the property records. All properties sold on an "AS IS, WHERE IS" basis. Tranzon strongly recommends you contact the appropriate offices to verify information as well as review files pertaining to this property, including, but not limited to, Code Enforcement, Zoning, Planning Board, Assessor, and Collector files.

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PROPERTY DESCRIPTION (CONTINUED)

- **Additional Notes:** Open Porch, Canopy, Passenger Elevator
- **Amenities:** Large, Common Cafeteria  
7,500± sq. ft. Fitness Center  
70-Person Training Center  
Video Conferencing  
Award-Winning Atrium – Seats more than 350 People  
Bike/walking Trails Adjacent to Site
- **Parcel ID:** Map 51, Lot 9
- **Tax Year:** July 1<sup>st</sup> to June 30<sup>th</sup>
- **Tax Due Dates:** August 1, 2025; November 3, 2025; February 2, 2026; May 1, 2026
- **Assessed Value:** \$14,723,400 (Land) + \$41,234,600 (Improvements) = \$55,958,000 (Total)
- **Annual Taxes (Tax Year 2026):** \$1,111,681.13
- **Outstanding Taxes:** See Municipal Lien Certificate included in this package.
- **Water & Sewer:** Public – Billed quarterly for water, sewer and stormwater by Canton Water & Sewer, 781-821-5017. There are two (2) meters, one for the building and one for irrigation.
- **Outstanding Water & Sewer:** See Municipal Lien Certificate included in this package.
- **Zoning District:** Per the municipal office, (1) Limited Industrial (LI) District and (2) Groundwater Protection Overlay Zone. Please call the Zoning Department at 781-575-6589 to verify.

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SUMMARY OF TERMS

**Buyer's Premium:** None

**Closing:** 15-day closing, sold in As-Is condition, no contingencies.

**Deposit Amount:** \$250,000, in certified funds for a third party to bid. Deposit to be increased to five percent (5%) of purchase price within five (5) days of auction.

**Agents Welcome:** Agent participation is being offered. Please visit our website at [www.tranzon.com/AP26019](http://www.tranzon.com/AP26019) or call us for details.

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CONTACT

Mike Carey | Co-CEO

207-776-1936 Mobile

[mcarey@tranzon.com](mailto:mcarey@tranzon.com)

MA Auctioneer License #AU3188

Samantha S. Kelley, MA RE Lic. #134740

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MUNICIPAL OFFICE

Website: [www.town.canton.ma.us](http://www.town.canton.ma.us)

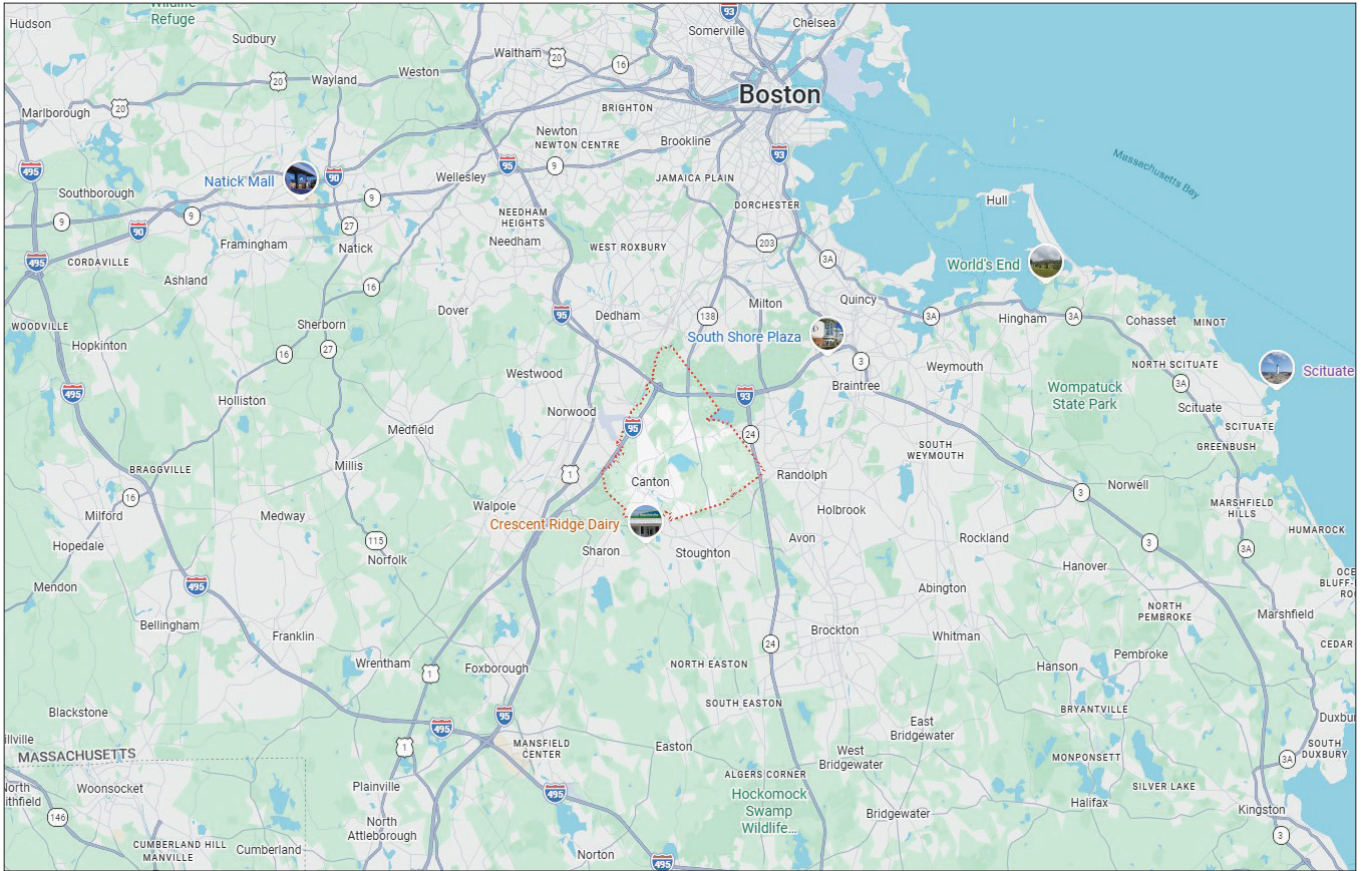
Tel: 781-821-5000

Assessor: 781-821-5008

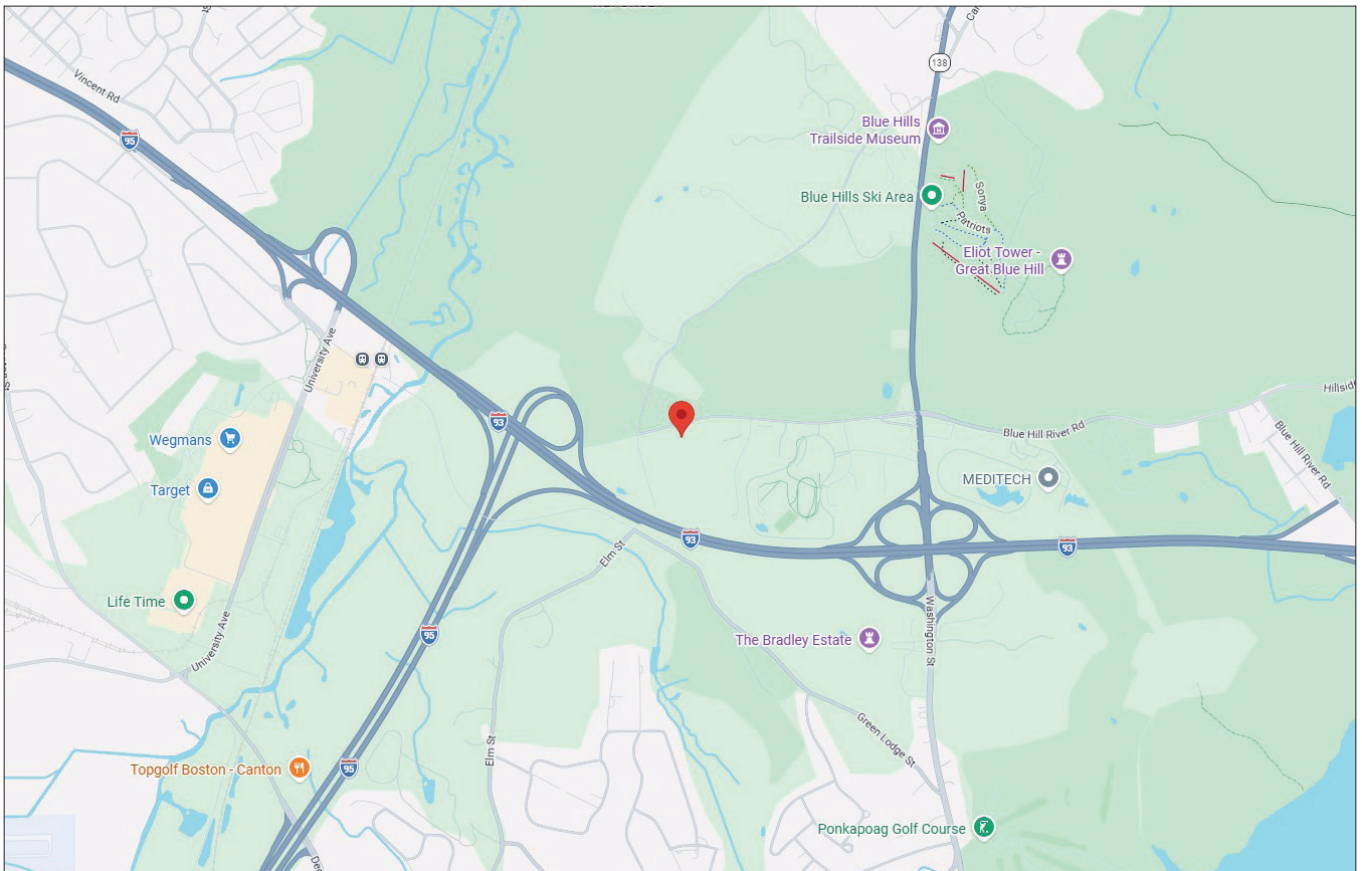
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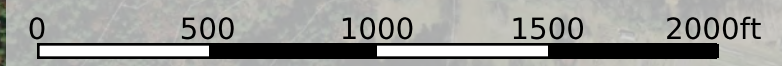
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# AREA MAP



# PROPERTY LOCATION MAP





 Boundary **BOUNDARY OUTLINE IS APPROXIMATE**



February 12, 2026

Canton, MA

1 inch = 280 Feet



www.cai-tech.com



Data shown on this map is provided for planning and informational purposes only. The municipality and CAI Technologies are not responsible for any use for other purposes or misuse or misrepresentation of this map.

Key: 2442

Town of Canton - Fiscal Year 2026

12/4/2025 3:24 pm SEQ #: 2,237

CURRENT OWNER				PARCEL ID				LOCATION					
BAC CANTON HOLDINGS LLC 1900 CROWN COLONY DR SUITE 405 QUINCY, MA 02169				51-9				150 ROYALL ST					
TRANSFER HISTORY				DOS	T	SALE PRICE	BK-PG (Cert)						
BAC CANTON HOLDINGS LLC				05/28/2015	U	58,000,000	33160-111						
ATLANTIC SPECIALTY INSURA				11/28/2012	F	30728-284							
ONEBEACON INSURANCE COMPA				05/02/2005	S	23,000,000	22355-192						
CD	T	AC/SF/UN	Ngh	Infl-1	Infl-2	ADJ BASE	SAF	Topo	Lpi	VC	CREDIT AMT	ADJ VALUE	
103	S	881,219	CIM	1.00	1.00	1.00	727,800	1.00	100	1.00	C8	2.00	14,723,400

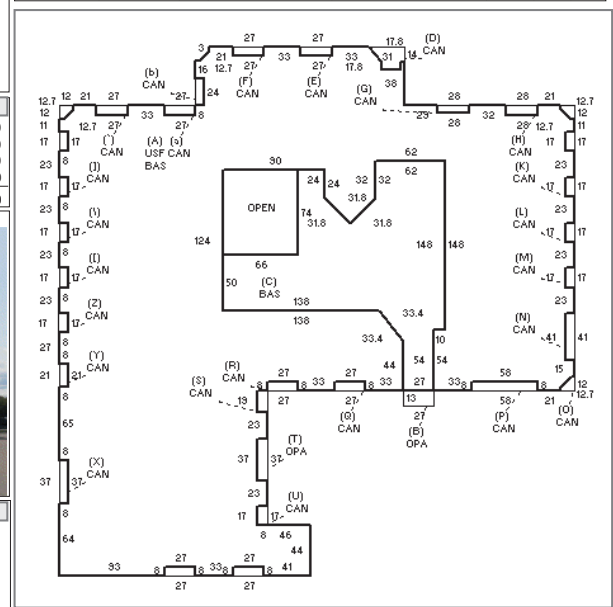
CLASS	CLASS%	DESCRIPTION		BN ID	BN	CARD		
3400	100	GEN OFFICE BLDG			1	1 of 1		
PMT NO	PMT DT	TY	DESC	AMOUNT	INSP	BY	1st	%
715	08/11/2025	3	ALTERATIONS	56,400	09/12/2025	PJK	0	100
1255	12/12/2024	3	ALTERATIONS	12,080	09/01/2025	PJK	0	100
343	04/29/2024	3	ALTERATIONS	25,000	09/12/2025	PJK	0	100
323	04/24/2024	3	ALTERATIONS	27,000	09/12/2025	PJK	0	100
198	03/10/2024	3	ALTERATIONS	1,114,362	09/12/2025	PJK	0	100

TOTAL	20.230 Acres	ZONING	10	FRNT	0	ASSESSED	CURRENT	PREVIOUS
Ngh	COMMERCIAL	NOTE LOT C				LAND	14,723,400	14,023,400
Infl-1	FACTOR 100					BUILDING	39,880,200	34,895,800
Infl-2	PHY 100					DETACHED	1,354,400	1,344,500
						OTHER	0	0
						<b>TOTAL</b>	<b>55,958,000</b>	<b>50,263,700</b>

TY	QUAL	COND	DIM/NOTE	YB	UNITS	ADJ PRICE	RCNLD	PHOTO
PAV	G	1.20	30 0.70		296,000	2.76	571,900	
SM2	G	1.20	30 0.70		96	100.44	6,700	
LH2	G	1.20	40 0.60		25	3,343.44	50,200	
SS1	V	1.50	20 0.80	16X25	2014	376.50	120,500	
CAN	+	1.10	10 0.90	SOLAR8(36 X2	2016	72,000	476,500	
SM2	S	2.50	10 0.90	14X48LED BIL	2021	672	209.25	
SHF	A	1.00	10 0.90	16 X 10		160	13.67	



BUILDING	CD	ADJ	DESC	MEASURE	LIST	REVIEW
MODEL	5		CIM-5			
STYLE	20	0.86	OFFICE BUILDING [100%]		7/31/2014	ROM
QUALITY	V	1.20	VERY GOOD [100%]			
FRAME	2	1.00	MASONRY [100%]		9/25/2023	NC



YEAR BLT	1968	SIZE ADJ	1.000	ELEMENT	CD	DESCRIPTION	ADJ	S	BAT	T	DESCRIPTION	UNITS	YB	ADJ PRICE	RCN	TOTAL RCN	52,473,963
NET AREA	267,103	DETAIL ADJ	0.951	FOUNDATION	3	FOUND. WALL	1.00	+	BAS	L	BASE AREA	143,890	1968	195.39	28,114,080		
\$NLA(RCN)	\$196	OVERALL	1.300	EXT. COVER	12	BRICK VENEER	1.05	A	USF	L	UP-STRY FIN	123,213	1968	195.39	24,074,084		
CAPACITY				ROOF SHAPE	4	FLAT/SHED	0.98	+	OPA	N	OPEN PORCH	647		46.33	29,977		
STORIES	2		1.00	ROOF COVER	11	MEMBRANE	1.02	+	CAN	N	CANOPY	5,851		29.17	170,685		
% HEATED	100		1.00	FLOOR COVER	3	W/W CARPET	1.00		ELV	O	PASSGR. ELEV.	1		85,138.30	85,138		
% AIR COND	100		1.03	INT. FINISH	2	DRYWALL	1.00										
% SPRINKLER	100		1.02	HEATING/COOL	9	WARM/COOL AIR	1.00										
				FUEL SOURCE	2	GAS	1.00										
EFF. YR/AGE 1997 / 27																	
COND 24 24 %																	
FUNC 0																	
ECON 0																	
DEPR 24 % GD 76																	
RCNLD \$39,880,200																	

Based on assessments as of January 1, 2025, your Real Estate Tax for the fiscal year beginning July 1, 2025 and ending June 30, 2026 on the parcel of real estate described below is as follows:

PROPERTY DESCRIPTION			
150 ROYALL ST			
State Class	340		
Land Area	20.23 AC		
Parcel ID	051-009		
Book/Page	33160/111		
Deed Date	05/28/2015		
RE TAX RATE PER \$1,000			
1-Res	2-OpSp	3-Comm	4-Indust
\$9.75	\$0.00	\$19.67	\$19.67
Land Value	\$14,723,400		
Building Value	\$41,234,600		
<b>Total Taxable Value</b>	<b>\$55,958,000</b>		

Assessed owner as of January 1, 2025:

BAC CANTON HOLDINGS LLC  
1900 CROWN COLONY DR  
SUITE 405  
QUINCY MA 02169-0980



Town of Canton  
Collector of Taxes  
801 Washington Street  
Canton, MA 02021

**Fiscal Year 2026 Actual Real Estate Tax Bill**

BAC CANTON HOLDINGS LLC  
1900 CROWN COLONY DR  
SUITE 405  
QUINCY MA 02169-0980



Town of Canton  
Collector of Taxes  
801 Washington Street  
Canton, MA 02021



**Fiscal Year 2026 Actual Real Estate Tax Bill**

BAC CANTON HOLDINGS LLC  
1900 CROWN COLONY DR  
SUITE 405  
QUINCY MA 02169-0980

T23 P1  
6900  
2



THE COMMONWEALTH OF MASSACHUSETTS  
SEE REVERSE SIDE FOR IMPORTANT INFORMATION

Town of Canton  
Fiscal Year 2026 Actual Real Estate Tax Bill

<b>Treasurer/Collector:</b>
William R. Scollins, III
<b>Office Hours:</b>
Mon, Wed, Thurs 8 AM - 5 PM Tues 8 AM - 7 PM; Fri 8 AM - 1 PM
<b>Telephone Numbers:</b>
Collector: (781) 821-5006 Assessor: (781) 821-5008
<b>Mail Check Payments To:</b>
Town of Canton PO Box 529 Medford, MA 02155
<b>Messages:</b>
You can pay your bill on-line for free via your bank account. Visit town.canton.ma.us and click on On-Line Payments option. IMPORTANT: IF YOU ARE USING ON-LINE BILL PAYMENT THROUGH YOUR BANK PLEASE ENTER THE BILL NUMBER OR PARCEL ID IN THE REFERENCE FIELD AND DIRECT YOUR PAYMENT TO 801 WASHINGTON STREET, CANTON, MA 02021

**TAXPAYER'S COPY**

Bill No.	20260615
Real Estate Tax	\$1,100,693.86
CPA Surcharge	\$10,987.27
Special Assessments	\$0.00
Exemptions/Abatements	\$0.00
Total Tax/Spec. Assess.	\$1,111,681.13
Preliminary Tax	\$536,308.88
Current Payments/Credits	\$536,308.88
Past Due	\$0.00
Interest	\$0.00
Fees	\$0.00
<b>3rd Qtr. Due 2/2/2026</b>	<b>\$287,686.13</b>
<b>4th Qtr. Due 5/1/2026</b>	<b>\$287,686.12</b>

SPECIAL ASSESSMENTS			
DESC	AMOUNT	DESC	AMOUNT

**COLLECTOR'S COPY**  
**4th Quarter Payment**

Return This Portion With Your Payment

Bill Date	12/9/2025	Bill No.	20260615
Location:	150 ROYALL ST		
Parcel ID:	051-009		
<b>AMOUNT DUE 5/1/2026</b>	<b>\$287,686.12</b>		

Interest at the rate of 14% per annum will accrue on overdue payments from the due date until payment is made.

Payments made after 12/09/2025 may not be reflected on this bill.

**Make Check Payable and Mail To:**

Town of Canton  
PO Box 529  
Medford, MA 02155

50092082026320260615800287686125

**COLLECTOR'S COPY**  
**3rd Quarter Payment**

Return This Portion With Your Payment

Bill Date	12/9/2025	Bill No.	20260615
Location:	150 ROYALL ST		
Parcel ID:	051-009		
<b>AMOUNT DUE 2/2/2026</b>	<b>\$287,686.13</b>		

Abatement applications are due in the Assessor's office by 2/2/2026.

**Make Check Payable and Mail To:**

Town of Canton  
PO Box 529  
Medford, MA 02155

50092082026320260615800287686133

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**FISCAL YEAR 2026 TAX:** This tax bill shows the amount of real estate taxes you owe for fiscal year 2026 (July 1, 2025 - June 30, 2026). The tax shown in this bill is based on assessments as of January 1, 2025. The bill also shows betterments, special assessments and other charges.

**PAYMENT DUE DATES/INTEREST CHARGES:** Your preliminary tax was payable in two equal installments if preliminary bills were mailed on or before August 1, 2025. The first payment was due on August 1, 2025, or 30 days after the bills were mailed, whichever was later, and the second payment was due on November 1, 2025. However, if preliminary bills were mailed after August 1, 2025, your preliminary tax was due as a single installment on November 1, 2025, or 30 days after the bills were mailed, whichever was later. Your preliminary tax is shown on this bill as a credit against your tax, including betterments, special assessments and other charges. If tax bills were mailed on or before December 31, 2025, the balance is payable in two equal installments. Your first payment is due on February 1, 2026. Your second payment is due on May 1, 2026. However, if tax bills were mailed after December 31, 2025, the balance is due as a single installment on May 1, 2026, or 30 days after the bills were mailed, whichever is later. If your payments are not made by their due dates, interest at the rate of 14% per annum will be charged on the unpaid and overdue amount. If tax bills were mailed on or before December 31, 2025, interest will be computed on overdue first payments from February 1, 2026 and on overdue second payments from May 1, 2026 to the date payment is made. If tax bills were mailed after December 31, 2025, interest will be computed on overdue final payments from May 1, 2026, or the payment due date, whichever is later, to the date payment is made. You will also be required to pay charges and fees incurred for collection if payments are not made when due. Payments are considered made when received by the Collector. To obtain a receipted bill, enclose a self-addressed stamped envelope and both copies of the bill with your payment.

**ABATEMENT/EXEMPTION APPLICATIONS:** You have a right to contest your assessment. To do so, you must file an application for an abatement in writing on an approved form with the Board of Assessors. You may apply for an abatement if you believe your property is valued at more than its fair cash value, is not assessed fairly in comparison with other properties, or if a classified tax system is used locally, is not properly classified. If tax bills were mailed on or before December 31, 2025, the filing deadline for an abatement application is February 1, 2026. However, if tax bills were mailed after December 31, 2025, the deadline is May 1, 2026, or 30 days after the date the bills were mailed, whichever is later.

You may be eligible for an exemption from or deferral of all or some of your tax. In order to obtain an exemption for which you are qualified, you must file an application in writing on an approved form with the assessors. The filing deadline for an exemption under Mass. G.L. Ch. 59, §5, Cl. (17, 17C, 17C½, 17D), 18, 22, 22A, 22B, 22C, 22D, 22E, 22F, (22H), (37, 37A), (41, 41B, 41C, 41C½), 42, 43, (52, 53, 56 or 57) or a deferral under Cl. 18A or 41A is April 1, 2026, or 3 months after the date tax bills were mailed, whichever is later. The filing deadline for all other exemptions under Ch. 59, §5 is February 1, 2026 if tax bills were mailed on or before December 31, 2025, or May 1, 2026, or 30 days after the date tax bills were mailed, whichever is later, if the bills were mailed after December 31, 2025. The filing deadline for a residential exemption under Ch. 59, §5C, or a small commercial exemption under Ch. 59 §5I, if locally adopted and not shown on your bill, is April 1, 2026, or 3 months after the date tax bills were mailed, whichever is later.

Applications are timely filed when (1) received by the assessors on or before the filing deadline, or (2) mailed by United States mail, first class postage prepaid, to the proper address of the assessors, on or before the filing deadline, as shown by a postmark made by the United States Postal Service. If your application is not timely filed, the assessors cannot by law grant an abatement or exemption.

**INQUIRIES:** If you have questions on your valuation or assessment or on abatements or exemptions, you should contact the Board of Assessors. If you have questions on payments, you should contact the Collector's Office.

# Return with Payment

# Return with Payment

State Tax Form 290  
 Certificate: 43031  
 Issuance Date: 02/13/2026

MUNICIPAL LIEN CERTIFICATE  
 TOWN OF CANTON, MA  
 COMMONWEALTH OF MASSACHUSETTS

Requested by DUANE MORRIS LLP

I certify from available information that all taxes, assessments and charges now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 02/13/2026 are listed below.

DESCRIPTION OF PROPERTY

Parcel ID: 051-009

150 ROYALL ST

BAC CANTON HOLDINGS LLC  
 1900 CROWN COLONY DR  
 SUITE 405  
 QUINCY MA 02169

Land area : 20.23 AC  
 Land Value : 14,023,400  
 Impr Value : 36,240,300  
 Land Use : 0  
 Exemptions : 0  
 Taxable Value: 50,263,700

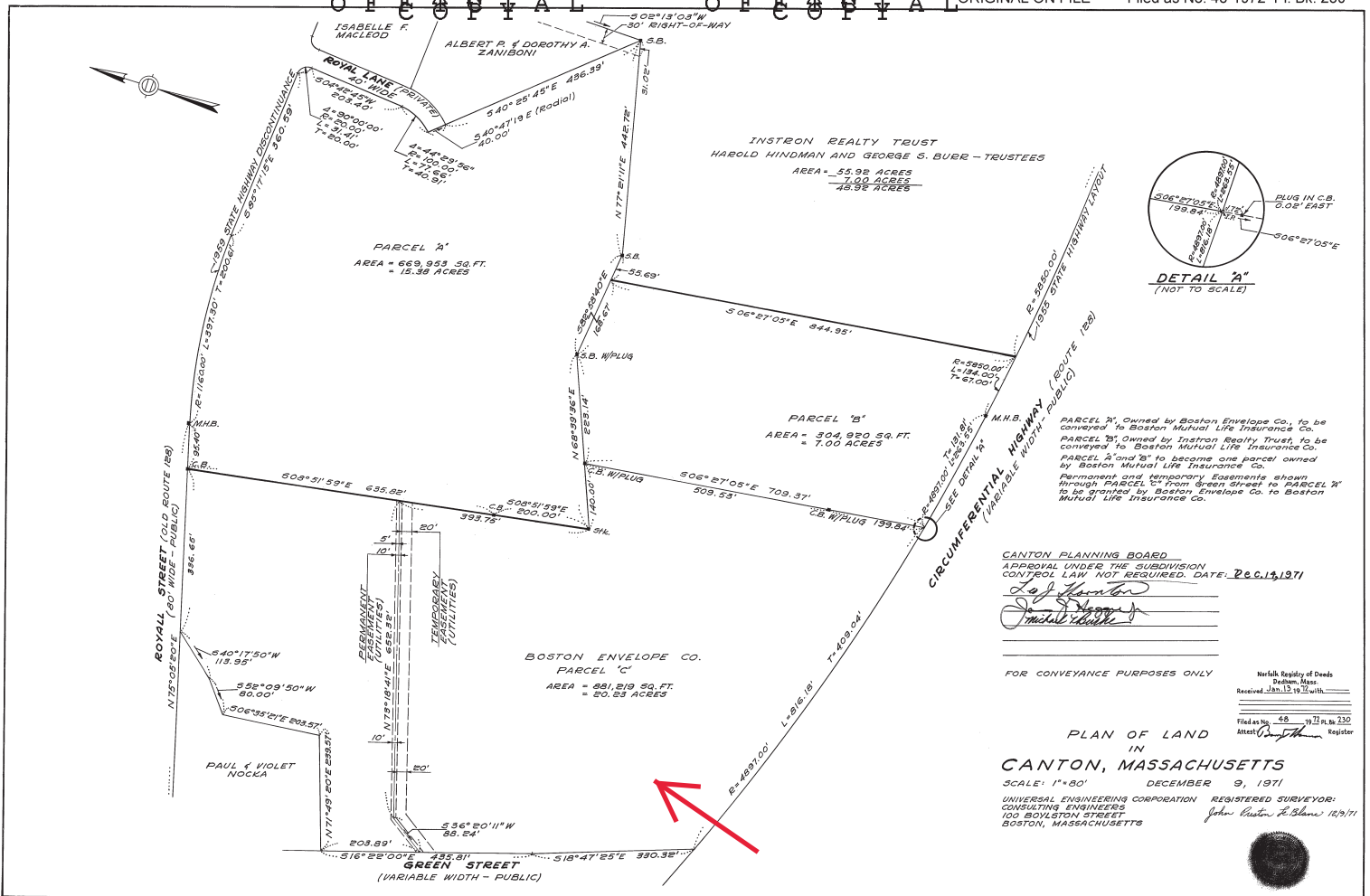
Deed date: 05/28/2015 Book/Page: 33160/111  
 Class: 340-OFFICE

FISCAL YEAR	2026	2025	2024
DESCRIPTION			
COM. REAL ESTATE TAX	\$1,100,693.86	\$1,027,892.67	\$1,338,311.52
COMMUNITY PRESERVATION	\$10,987.27	\$10,258.48	\$13,362.32
TOTAL BILLED:	\$1,111,681.13	\$1,038,151.15	\$1,351,673.84
Charges/Fees	\$0.00	\$0.00	\$0.00
Abatements/Exemptions	\$0.00	\$0.00	-\$296,632.96
Payments/Credits	-\$823,995.01	-\$1,038,151.15	-\$1,055,040.88
Interest to 02/13/2026	\$0.00	\$0.00	\$0.00
TOTAL BALANCE DUE:	\$287,686.12	\$0.00	\$0.00
TOTAL TAX & UB INTEREST PER DIEM:	\$11.4300		
OTHER UNPAID BALANCES:			
2026 UTILITY BILLING	\$29,832.31		
TOTAL OTHER UNPAID BALANCES:	\$29,832.31		

TAXES ARE PAID QUARTERLY

*Susan Desjardins*  
 Susan Desjardins  
 Asst. Treasurer/Collector

THIS FORM APPROVED BY THE COMMISSIONER OF REVENUE



**TRANZON AUCTION PROPERTIES' DISCLAIMER:** This is a recorded document referenced in the legal description and is provided for informational purposes only. This information was derived from sources believed correct but is not guaranteed. Interested parties shall rely entirely on their own information and judgment. Property is being sold on an "AS IS, WHERE IS" basis.

# ZONING

For your convenience, a portion of the zoning is included in this package. Please contact the municipality to verify accuracy and obtain complete zoning information.

Additional zoning/land use information is available on the Town of Canton's website at <https://www.town.canton.ma.us/266/Zoning>.

Interested parties should confirm this is the most current zoning/land use information.

**TRANZON AUCTION PROPERTIES' DISCLAIMER:** This information was derived from sources believed correct but is not guaranteed. Interested parties shall rely entirely on their own information and judgment. Property is being sold on an "AS IS, WHERE IS" basis.



TABLE OF USE REGULATIONS

- Y - Permitted as of right
- N - Prohibited
- BA - Special Permit/Board of Appeals
- PB - Special Permit/Planning Board
- SB - Special Permit/Select Board

PRINCIPAL USE	SR	GR	B	CB	LI	LI (B)	LI (C)	I	POS
<i>A. Residential Uses</i>									
Single family dwelling	Y	Y	Y	Y	N	N			N
Two-family dwelling, if located on a lot having an area larger than the minimum hereinafter required for the construction of a single family dwelling in the district by an additional two thousand (2000) square feet	N	Y	Y	Y	N	N			N
Assisted Living and/or Independent Living Facility <sup>1</sup>	N	BA	BA	BA	BA	BA	BA	N	N
Boarding or lodging house <sup>1</sup>	N	BA	Y	Y	N	N	N	N	N
Building containing one (1) or two (2) dwelling units in combination with stores or other permitted uses, subject to the condition that such building conforms to the lot area provisions applicable to a one-family or two-family house, respectively in the same district	N	N	Y	Y	N	N			N
Multi-family dwelling	N	BA	Y	Y	N	N		N	N

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1. See Section 8.2.2 and 8.7 for special regulations  
 2. See Section 8.3 for special regulations

<b>PRINCIPAL USE</b>	<b>SR</b>	<b>GR</b>	<b>B</b>	<b>CB</b>	<b>LI</b>	<b>LI (B)</b>	<b>LI (C)</b>	<b>I</b>	<b>POS</b>
<i>A. Residential Uses – Cont’d</i>									
Multi-family dwelling or building containing three (3) or more dwelling units in combination with stores or other permitted uses, subject to the conditions that such building is located on a lot having an area larger than the minimum hereafter required for the construction of a single family dwelling in the same district by an additional three thousand (3,000) square feet for each family in excess of one (1) accommodated therein	N	N	Y	Y	N	N		N	N
The conversion and/or use of a single family dwelling existing on March 8, 1937, as a dwelling for not more than two (2) families, or as a convalescent or nursing home, boarding or lodging house, or tourist home, subject to Section 8.4	BA	BA	Y	Y	N	N		N	N
Short-term rental <sup>5</sup>	Y	Y	Y	Y	N	N	N	N	N

<sup>5</sup> Subject to applicable State and Town registration, administrative regulations, and inspection requirements

<b><i>B. Exempt and Institutional Uses</i></b>	<b>SR</b>	<b>GR</b>	<b>B</b>	<b>CB</b>	<b>LI</b>	<b>LI (B)</b>	<b>LI (C)</b>	<b>I</b>	<b>POS</b>
Exempt: uses exempted from prohibition by G.L. Chapter 40A, Section 3 <sup>2</sup>	Y	Y	Y	Y	Y	Y	Y	Y	Y
Hospital, Long-term care facility, hospice, health care facility/clinic, or substance abuse detoxification or treatment center <sup>3</sup>	N	N	N	N	BA	BA	BA	BA	N
Philanthropic, educational, or charitable institution, non-exempt	BA	BA	Y	Y	N	N	N	N	Y
Library, museum, art gallery or community building	Y	Y	Y	Y	Y	N		Y	N
Extension of existing cemetery	Y	Y	Y	Y	Y	N		Y	Y
Recreational or water supply use of a governmental agency	Y	Y	Y	Y	Y	Y		Y	Y
Public administration building, fire or police station	Y	Y	Y	Y	Y	Y		Y	N
Cultural use	N	N	N	N	BA	BA		N	N
Other municipal uses	Y	Y	Y	Y	Y	Y		Y	N
Essential services	BA	BA	BA	BA	BA	BA		BA	N
Parkland Open Space or Recreational Uses	N	N	N	N	N	N		N	Y

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2. As defined by M.G.L. Chapter 40A, Section 3

3. See Special Regulations Section 4.2.7 for in-patient facilities and Section 4.2.8 for out-patient facilities

<i>C. Agricultural and Related Uses</i>	SR	GR	B	CB	LI	LI (B)	LI (C)	I	POS
Commercial agriculture, aquaculture, silviculture, horticulture, floriculture or viticulture provided that all such activities may be limited to parcels of five (5) acres or more in area not zoned for agriculture, aquaculture, silviculture, horticulture, floriculture or viticulture	Y	Y	Y	Y	Y	Y		Y	Y
Orchard, market garden, or nursery on a two acre parcel (but not including any building or structure primarily used or maintained in connection with such purpose nor the regular sale at retail of any agricultural produce, unless authorized by the Board of Appeals as hereinafter provided)	Y	Y	Y	Y	Y	Y		Y	Y
Building or structure used or maintained in connection with a permitted agricultural use of the land, or used for any other purpose of agricultural production (such as a greenhouse or poultry battery)	BA	N	N	N	N	N		N	N
Commercial greenhouse on less than five (5) acres	N	N	N	N	N	N		Y	N
Farm stand, exempt	Y	Y	Y	Y	Y	Y		Y	Y
Farm stand, local	BA	N	N	N	N	N		N	N

<b><i>D. Recreational Uses</i></b>	<b>SR</b>	<b>GR</b>	<b>B</b>	<b>CB</b>	<b>LI</b>	<b>LI (B)</b>	<b>LI (C)</b>	<b>I</b>	<b>POS</b>
Golf course (but not including a golf driving range or "miniature" golf course), boat or canoe livery, riding academy or stable	BA	N	N	N	BA	BA		N	Y
Golf driving range, "miniature" golf course, or other similar outdoor commercial recreation use (but not including an amusement park, drive-in theater or open-air facilities for "spectator sports" except where authorized by the Board of Appeals as hereinafter provided)	N	N	N	N	BA	BA		Y	N
Theater, bowling alley, dance hall, or other place of indoor amusement	N	N	BA	BA	BA	BA		BA	N
Health or exercise club	N	N	BA	N	BA	BA		N	N
Private club, lodge, or other non-profit social, cultural, civic or recreational use (but not including any use the chief activity of which is one customarily conducted as a business)	BA	BA	Y	Y	N	N		N	N
Limited Industrial Recreational Use	N	N	N	N	BA	BA		N	N

<i>E. Restaurant Uses</i>		<b>SR</b>	<b>GR</b>	<b>B</b>	<b>CB</b>	<b>LI</b>	<b>LI (B)</b>	<b>LI (C)</b>	<b>I</b>	<b>POS</b>
Restaurant or similar place for the service of food or beverages only to persons inside a completely enclosed building, with or without regular mechanical or live entertainment		N	N	BA	BA	BA	BA		BA	N
Fast food establishment		N	N	BA	BA	N	N		BA	N

<b><i>F. Commercial and Office Uses</i></b>	<b>SR</b>	<b>GR</b>	<b>B</b>	<b>CB</b>	<b>LI</b>	<b>LI (B)</b>	<b>LI (C)</b>	<b>I</b>	<b>POS</b>
Kennel or veterinary facility or clinic	N	N	BA	N	Y	Y	Y	Y	N
Funeral parlor or undertaking establishment	N	BA	Y	Y	N	N		Y	N
Business or professional office or agency, bank or other financial institution	N	N	Y	Y	BA	BA		Y	N
Medical offices: offices of a doctor or dentist not a resident of the premises, or a group of such offices	N	N	Y	Y	BA	BA	BA	Y	N
Medical or Dental Labs	N	N	Y	Y	BA	BA	BA	Y	N
Office for executive or administrative purposes only	N	N	Y	Y	Y	Y		Y	N
Educational use, nonexempt	N	N	BA	BA	BA	BA		BA	N
Hotel or motel	N	N	BA	BA	BA	BA		BA	N
General or personal service establishment	N	N	Y	Y	BA	BA	BA	Y	N
Medical Marijuana Facilities <sup>4</sup>	N	N	N	N	N	N	N	BA	N
Trade Shop	N	N	Y	Y	Y	Y		Y	N
Printing or publishing establishment, with not more than five thousand (5000) square feet of total floor area per establishment used for production and storage (exclusive of area used for office or sales purposes)	N	N	Y	Y	Y	Y		Y	N
Printing or publishing establishment, without limitation on floor area	N	N	N	N	Y	Y		Y	N
Parking area for which no fee is charged provided that such area is located on a lot directly adjacent to a Non-Residential District	N	SP	Y	Y	N	N		N	N
Telecommunication facilities	N	N	N	N	BA	BA		BA	N

<sup>4</sup> See Section 7.7 for special regulations.

<b><i>G. Retail Uses</i></b>	<b>SR</b>	<b>GR</b>	<b>B</b>	<b>CB</b>	<b>LI</b>	<b>LI (B)</b>	<b>LI (C)</b>	<b>I</b>	<b>POS</b>
Pharmacy or drug store	N	N	Y	Y	Y	Y	Y	Y	N
Recreational Marijuana Establishments	N	N	N	N	N	N	N	N	N
Store for the sale of goods at retail	N	N	Y	Y	BA	BA		Y	N
Showroom for building supplies (including plumbing, heating and ventilation equipment), with storage limited to floor samples only unless additional storage is allowed by Special Permit granted by the Zoning Board of Appeals	N	N	Y	Y	N	N		Y	N
Salesroom for boats, trailers, trucks, farm implements, or machinery, with no repair services	N	N	Y	Y	N	N		Y	N
Wholesale office or showroom, with storage limited to floor samples only unless additional storage is allowed by Special Permit granted by the Zoning Board of Appeals	N	N	Y	Y	N	N		Y	N

<b><i>H. Motor Vehicle Related Uses</i></b>	<b>SR</b>	<b>GR</b>	<b>B</b>	<b>CB</b>	<b>LI</b>	<b>LI (B)</b>	<b>LI (C)</b>	<b>I</b>	<b>POS</b>
Salesroom for motor vehicles with no repair services except in a garage	N	N	Y	Y	BA	BA		Y	N
Motor vehicle repair garage motor vehicle body repair and painting	N	N	BA	BA	BA	BA		Y	N
Motor vehicle fuel facility and incidental retail facility not to exceed six hundred (600) square feet in size	N	N	N	BA	BA	BA		N	N
Car wash	N	N	N	N	BA	BA		N	N

<b><i>I. Light Manufacturing, Manufacturing and Related Uses</i></b>	<b>SR</b>	<b>GR</b>	<b>B</b>	<b>CB</b>	<b>LI</b>	<b>LI (B)</b>	<b>LI (C)</b>	<b>I</b>	<b>POS</b>
Scientific or research laboratory	N	N	N	N	Y	Y		Y	N
Manufacturing	N	N	N	N	Y	Y		Y	N
Warehouse or distribution plant	N	N	N	N	Y	Y		BA	N
Other warehouse or distribution plant	N	N	N	N	N	N		BA	N
Any retail or wholesale use which is incidental to and directly related to the products warehoused or shipped from the premises with said retail or wholesale use limited to not more than twenty-five percent (25%) of the premises or more than five thousand (5000) square feet, whichever is less.	N	N	N	N	BA	BA		BA	N
Light manufacturing	N	N	N	N	BA	BA		BA	N
Above or below grade structured parking pursuant to Section 7.2	N	N	N	N	BA	BA		N	N

<i>J. Accessory Uses</i>	<b>SR</b>	<b>GR</b>	<b>B</b>	<b>CB</b>	<b>LI</b>	<b>LI (B)</b>	<b>LI (C)</b>	<b>I</b>	<b>POS</b>
Accessory use incidental to a permitted main use	Y	Y	Y	Y	Y	Y		Y	N
Home occupation, non-intensive	Y	Y	Y	Y	N	N		N	N
Home occupation, intensive	BA	BA	Y	Y	N	N		N	N
Accessory Apartment in single family dwelling pursuant to Section 8.1	BA	BA	Y	Y	N	N		N	N
Family child care home	BA	BA	BA	BA	N	N		N	N
Family child care home, large	BA	BA	BA	BA	N	N		N	N
Adult day care	BA	BA	BA	BA	BA	BA		BA	N
Accessory scientific uses	BA	BA	BA	BA	BA	BA		BA	N
Automobile parking lot	N	N	Y	Y	N	N		Y	N
The keeping overnight of more than five motor vehicles, one of which may be a commercial vehicle. Such commercial vehicle shall not exceed a gross vehicle weight of twelve thousand, five hundred (12,500) pounds, or measure more than seven feet, six inches (7' 6") from the ground to the top of the roof, or measure more than twenty-one feet (21') from the front bumper to the rear bumper. For the purpose of this section no, so-called, pickup truck shall be deemed to be a 'commercial' vehicle. Nothing in this section shall be construed to prevent any person from bringing a commercial vehicle otherwise prohibited by this section into a residential neighborhood for the purpose of making a delivery, or performing work, or during lunchtime, or on an irregular basis	BA	BA	Y	Y	N	N		N	N

<i>J. Accessory Uses – Cont'd</i>		<b>SR</b>	<b>GR</b>	<b>B</b>	<b>CB</b>	<b>LI</b>	<b>LI (B)</b>	<b>LI (C)</b>	<b>I</b>	<b>POS</b>
The renting of rooms or the furnishing of table board in a dwelling to not more than two (2) persons other than members of the family (whether regular or transient)		Y	Y	N	N	N	N		N	N
Greenhouse, tool shed, playhouse, tennis court, boat house, or other similar building or structure for domestic storage or use.		Y	Y	N	N	N	N		N	N
Parking Garage pursuant to Section 7.2		N	N	N	N	BA	BA		N	N
Drive-in or drive-through facilities		N	N	BA	BA	BA	BA		BA	N
Short-term rental <sup>6</sup>		Y	Y	Y	Y	N	N	N	N	N

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<sup>6</sup> Subject to applicable State and Town registration, administrative regulations, and inspection requirements

# SALE/LEGAL DOCS



## MEMORANDUM OF SALE

### 150 Royall Street, Canton, Norfolk County, Massachusetts

This Memorandum of Sale is made this \_\_\_\_ day of March, 2026, by and among WFCM 2015-C29 Royall Street, LLC, a Delaware limited liability company, with an address of c/o LNR Partners, LLC, 2340 Collins Avenue, Suite 700, Miami Beach, Florida 33139 (the “Mortgagee”), AUCTION PROPERTIES LIMITED, d/b/a Tranzon Auction Properties, a Maine limited liability company, with an address of 257 Deering Avenue, Suite 204 Portland, Maine 04103 (the “Auctioneer”), and \_\_\_\_\_ (the “Buyer”).

Subject to and in accordance with the terms and conditions set forth in that certain Notice of Sale attached hereto as Exhibit “A” and incorporated herein by reference, and as supplemented by further terms set forth below, the Buyer hereby agrees to purchase the Property more fully described in the Notice of Sale.

The Property shall be conveyed by the usual mortgagee’s deed under the statutory power of sale, and, unless otherwise agreed to in writing by the parties hereto, the Mortgagee will provide and/or execute only the following documents: foreclosure deed, secured party bill of sale, affidavit of sale, power of attorney for certificate of entry, certificate of entry, and compliance with conditions precedent affidavit. The conveyance of the Property by the Mortgagee upon the payment in full of the Purchase Price is referred to herein as the “Closing”. The Property shall be conveyed subject to any and all restrictions, orders of conditions, easements, improvements, outstanding tax titles and taxes, municipal or other public taxes or assessments, federal or state tax liens, other liens or claims in the nature of liens and existing encumbrances of record which have priority over the lien being satisfied, if any, any outstanding tenancies and/or leases, the rights of any parties in possession, any outstanding water or sewer bills or liens, violations, if any, of the Commonwealth Sanitary Code or any other Federal, Commonwealth, or local statute, public health rule or regulation as may be in force and effect, any rights of persons under the Servicemembers’ Civil Relief Act and the provisions of applicable state and local law, including building codes, zoning ordinances and M.G.L. Chapter 21E, and all other matters provided for in M. G. L. c. 183A, § 6 and M. G. L. c. 254 § § 5 and 5A. Where applicable, the Property shall be conveyed subject to unpaid condominium fees pursuant to M.G.L. Chapter 183A, as amended, and sewer betterment assessments pursuant to M.G. L. c. 111 s. 127B ½.

The bid price for which the Property has been sold to the Buyer is \$\_\_\_\_\_ (the “Purchase Price”), of which \$250,000.00 (the “Deposit”) has been paid this day in accordance with the terms of the Notice of Sale. The sale shall not be deemed completed until the Buyer has made the Deposit and has signed this Memorandum of Sale. By 2:00 p.m. Eastern Time on March 17, 2026, the Buyer shall make a second deposit in the amount of \$\_\_\_\_\_ (the “Second Deposit”), which Second Deposit shall be paid by wire transfer of immediately available funds to an account designated by the Mortgagee. The balance of the Purchase Price shall be paid to the Mortgagee by wire transfer of immediately available funds on or before 2:00 p.m. Eastern Time on March 27, 2026. Time is of the essence of this Memorandum of Sale. The Buyer shall pay all recording and closing costs and fees, including, but not limited to, all recording fees, transfer taxes and excise tax stamps, and the Buyer’s attorneys’ fees. The Buyer acknowledges and agrees that the Buyer: (i) has had adequate opportunity to research all existing liens, encumbrances, taxes, fees and other

charges with respect to the Property; (ii) is purchasing the Property subject to any and all said liens, encumbrances, taxes, fees and other charges associated with the Property; and (iii) the payment, release, remedying and/or satisfaction of any and all said liens, encumbrances, taxes, fees and other charges associated with the Property shall be the sole responsibility of the Buyer, and the existence of any of same shall in no event release or discharge the Buyer from any of the Buyer's obligations under this Memorandum of Sale, including without limitation the Buyer's remaining payment obligations.

The Mortgagee makes no warranties of any kind whatsoever regarding its title to the Property; or the physical condition, location, or value of the Property; or compliance with any applicable Federal, Commonwealth or local law, ordinance and regulation, including, without limitation, zoning or land use ordinances, the existence or presence of lead paint, urea formaldehyde foam insulation, hazardous waste or oil, asbestos, radon gas. So there is no confusion, the Property is being sold AS IS, WHERE IS, AND WITH ALL FAULTS, subject to all known and unknown defects, unrepaired and without express or implied warranties of any kind, including, without limitations any warranty or representation as to construction, fitness for habitation or condition. The Buyer further acknowledges that the Property is sold subject to any tenants presently in occupancy at the Property. If there is any tenant in the Property, the Buyer, if the Buyer wishes to evict such tenant, to the extent permitted under applicable, law, must do so at the Buyer's own expense. No personal property of any tenant of the Property is included in this sale.

The Buyer agrees that the sale will not be invalidated by errors or misdescription of the size of the parcel or land sold, or the improvements which may be thereon. The Buyer agrees to waive any claim or right that the Buyer might otherwise have by reason of any such error or misdescription, and agrees that if the Property can be identified by the description as given or any part thereof, the Buyer will accept same at the full Purchase Price in complete satisfaction and fulfillment on the part of the Mortgagee and Auctioneer of each and all of their obligations of this Memorandum of Sale

Verbal descriptions by the Mortgagee, the Auctioneer or anyone connected with the sale of the Property shall not invalidate nor become part of this Memorandum of Sale, as the Buyer, by bidding at the sale of the Property, acknowledges that the Buyer has examined the Property to the Buyer's satisfaction and accepts all known and unknown defects.

The Buyer shall not attempt to take possession of the Property (or any portion thereof) until the Buyer has paid, in full, the Purchase Price in accordance with the terms of this Memorandum of Sale.

In the event the Mortgagee cannot deliver title as stipulated or otherwise perform its obligations hereunder, the Deposit, and if applicable, the Second Deposit and the balance of the Purchase Price shall be refunded to the Buyer and all rights hereunder shall cease, this Memorandum of Sale shall be null and void, and the Buyer shall have no recourse against the Mortgagee, or its members, managers, employees, agents and representatives, whether at law or in equity.

No representation is made that the Buyer will be able to obtain title insurance (lender's or owner's) on the Property and the Buyer shall be obligated to purchase and the Property as provided herein notwithstanding the fact that the Buyer may not be able to obtain title insurance.

The Buyer acknowledges that, from and after the date of this Memorandum of Sale, the Buyer shall have the sole risk of loss, and the Mortgagee shall have no responsibility for maintaining insurance on the Property. If the Property is damaged by fire or other casualty prior to the Closing, the Buyer shall accept a deed to the Property and an assignment of so much of the insurance proceeds as has not been used in the restoration of the Property prior to the Closing, to the extent any such proceeds may be available to the Mortgagee, Buyer paying therefor the full balance of the Purchase Price.

In the event that the Buyer shall default in purchasing the Property in accordance with the terms of this Memorandum of Sale, the Mortgagee reserves the right to transfer the Property to Mortgagee or sell the Property by foreclosure deed to the second highest bidder, without reoffering the Property at auction, and provided that the second highest bidder shall deposit an amount equal to the sum of the Deposit and the Second Deposit with the law offices of Duane Morris LLP within three (3) business days after written notice of default of the Buyer and title shall be conveyed to second highest bidder within fifteen (15) days of said written notice, unless otherwise agreed in writing between the Mortgagee and the second high bidder.

In addition, in the event that the Buyer defaults in purchasing the Property in accordance the terms of this Memorandum of Sale, the Buyer shall forfeit the Deposit and, if applicable, the Second Deposit to the Mortgagee.

The undersigned Buyer acknowledges that the Buyer has been given a copy of this Memorandum of Sale.

Witness our hands and seals this \_\_\_\_\_ day of March, 2026

WFCM 2015-C29 Royall Street, LLC

By: LNR Massachusetts Partners, LLC, its  
Manager

By: \_\_\_\_\_  
Name:  
Title:

AUCTION PROPERTIES LIMITED, d/b/a  
Tranzon Auction Properties

By: \_\_\_\_\_  
Name:  
Title:

\_\_\_\_\_  
Purchaser's Signature

\_\_\_\_\_  
Print Name of Purchaser

\_\_\_\_\_  
Street

\_\_\_\_\_  
City, State, Zip

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Telephone

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Email

**EXHIBIT "A"**

**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 BAC Canton Holdings LLC ("***Borrower***") to Wells Fargo Bank, National Association ("***Original Lender***"), dated May 27, 2015 and recorded with the Norfolk County Registry of Deeds (the "***Records***") in Book 33160, Page 115 ("***Mortgage***"), as assigned by a certain Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing from Original Lender to Wilmington Trust, National Association, as Trustee for the Registered Holders of Wells Fargo Commercial Mortgage Trust 2015-C29, Commercial Mortgage Pass-Through Certificates, Series 2015-C29 ("***Interim Lender***") effective as of June 26, 2015 and recorded with the Records in Book 33342, Page 62, as further assigned by a certain Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing and Other Loan Documents from Interim Lender to WFCM 2015-C29 Royall Street, LLC, a Delaware limited liability company ("***Lender***"), dated November 18, 2025 and recorded the Records in Book 42795, Page 218, of which Mortgage Lender 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 at 11:00 a.m. (ET) on the 12<sup>th</sup> day of March, 2026, on the mortgaged premises located at 150 Royall Street, Canton, Norfolk County, Massachusetts, all and singular the premises described in the Mortgage.

TO WIT: The following described property is situated in the Canton, County of Norfolk and Commonwealth of Massachusetts:

The land with the buildings thereon situated in Canton, Norfolk County, Massachusetts shown as Parcel "C" on a plan entitled "Plan of Land, Canton, Massachusetts" dated December 9, 1971 by Universal Engineering Corporation, recorded with Norfolk Registry of Deeds as Plan 48 of 1972 in Plan Book 230, and being more particularly bounded and described as follows:

NORTHERLY AND NORTHWESTERLY: by Royall Street, three hundred thirty-six and 65/100 (336.65) feet;

NORTHEASTERLY: by Parcel A as shown on said Plan, by two (2) lines measuring, respectively, six hundred thirty-five and 82/100 (635.82) feet and two hundred (200) feet;

NORTHWESTERLY: by Parcel A as shown on said Plan, one hundred forty (140.00) feet;

NORTHEASTERLY: by Parcel B as shown on said Plan, seven hundred nine and 37/100 (709.37) feet;

SOUTHWESTERLY: by Circumferential Highway (Route 128), eight hundred sixteen and 18/100 (816.18) feet;

SOUTHWESTERLY: by Green Street, seven hundred sixty-six and 13/100 (766.13) feet;

NORTHWESTERLY: by land of Nocka, two hundred thirty-nine and 57/100 (239.57) feet;

WESTERLY: by land of said Nocka, two hundred three and 57/100 (203.57) feet;  
and

NORTHWESTERLY: by land of said Nocka, by two (2) lines measuring, respectively, eighty (80.00) feet and one hundred thirteen and 95/100 (113.95) feet.

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over the Mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the Mortgage.

Pursuant to Mass. Gen. Laws Ch. 106, § 9-610, this Notice of Mortgagee's Sale of Real Estate shall also constitute notice of Lender's intent and election to cause the sale, at the same time and place as for the real property described above, of all personal property and fixtures located on said real property in which it has a security interest pursuant to the Mortgage and the recorded and filed UCC-1 Uniform Commercial Code Financing Statements, including, but not limited to, the following instruments (as the same have been amended, modified, supplemented, or continued from time to time):

UCC-1 Financing Statement filed with the Delaware Department of State (the "**DE SOS**") on May 28, 2015 at Filing No. 2015 2261989, naming Borrower as debtor and Original Lender as secured party, as assigned by UCC-3 Financing Statement filed with the DE SOS on July 27, 2015, at Filing No. 2015 3238135 to Interim Lender, as continued by UCC-3 Financing Statement filed with the DE SOS on December 4, 2019 as Filing No 2019 8570744, as continued by UCC-3 Financing Statement filed with the DE SOS on December 2, 2024 as Filing No 2024 8342527, and as assigned by UCC-3 Financing Statement filed with the DE SOS on November 24, 2025, at Filing No. 2025 8930833 to Lender.

Terms of sale: A deposit of Two Hundred Fifty Thousand Dollars (\$250,000.00) by certified or bank check made payable to WFCM 2015-C29 Royall Street, LLC will be required to be paid by the purchaser at the time and place of sale. Within five (5) days after the date of sale, the deposit shall be increased by purchaser to equal 5% of the total purchase price and to be paid by wire transfer of immediately available funds to an account designated by Lender. The remaining balance is to be paid by wire transfer of immediately available funds to an account designated by Lender within fifteen (15) days from the date of sale. Lender reserves the right to reject any and all bids at any time. Deed and Secured Party Bill of Sale will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this notice, the description of the premises contained in the Mortgage shall control. Other terms, if any, to be announced at the sale.

**/s/ WFCM 2015-C29 Royall Street, LLC**

Present holder of the Mortgage

By its Attorneys,

Duane Morris LLP

2 Monument Square, Suite 505

Portland, ME 04101-4079

Attn: Stephanie A. Williams

215-979-1585

**CERTIFICATE OF ENTRY**

We hereby certify that on this \_\_\_\_ day of March 2026, we were present and saw \_\_\_\_\_, on behalf of WFCM 2015-C29 Royall Street, LLC (“*Mortgagee*”), being the present holder of a certain Mortgage, Assignment of Leases and Rents, and Security Agreement given by BAC Canton Holdings LLC, a Delaware limited liability company (“*Borrower*”), to Wells Fargo Bank, National Association (“*Original Lender*”), dated May 27, 2015 and recorded with the Norfolk County Registry of Deeds (the “*Records*”), in Book 33160, Page 115 (“*Mortgage*”), as assigned by a certain Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing from Original Lender to Wilmington Trust, National Association, as Trustee for the Registered Holders of Wells Fargo Commercial Mortgage Trust 2015-C29, Commercial Mortgage Pass-Through Certificates, Series 2015-C29 (“*Interim Lender*”) effective as of June 26, 2015 and recorded with the Records in Book 33342, Page 62, as further assigned by a certain Assignment of Mortgage, Assignment of Leases and Rents, Security Agreement and Fixture Filing and Other Loan Documents from Interim Lender to Mortgagee, dated November 18, 2025, and recorded the Records in Book 42795, Page 218, to make an open, peaceable and unopposed entry on the premises described in the Mortgage, for the purpose, by him/her declared, of foreclosing the Mortgage for breach of conditions thereof.

Signed this \_\_\_\_ day of March, 2026.

\_\_\_\_\_, Witness  
By:

\_\_\_\_\_, Witness  
By:

**COMMONWEALTH OF MASSACHUSETTS**

Suffolk County, ss.

\_\_\_\_\_, 2026

On this \_\_\_\_ day of \_\_\_\_\_, 2026 before me, the undersigned notary public, personally appeared \_\_\_\_\_, proved to me through satisfactory evidence of identification, which was \_\_\_\_\_, and \_\_\_\_\_, proved to me through satisfactory evidence of identification, which was \_\_\_\_\_, to be the persons whose names are signed on the preceding or attached document, and who swore or affirmed to me that the contents of the document are truthful and accurate to the best of their knowledge and belief.

\_\_\_\_\_ (Affix Seal)

Notary Signature

My commission expires: \_\_\_\_\_

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