

UCC Public Sale Notice

Please take notice that Jones Lang LaSalle, on behalf of Parlex 15 Finco, LLC – Series XIII, a series of Parlex 15 Finco, LLC., a Delaware limited liability company (the “Secured Party”) offers for sale at public auction on January 15, 2025 at 10:00 AM (ET) both via Zoom (or similar online platform) and in the offices of Jones Day, 250 Vesey Street, New York, New York 10281, in connection with a Uniform Commercial Code sale, 100% of the limited liability company membership interests in Via Mizner Owner I, LLC, a Delaware limited liability company (the “Mortgage Borrower”), which is the sole owner of the property commonly known as the Via Mizner located at 101 E Camino Real, Boca Raton, FL 33432 (the “Interests”). The Interests are owned by Via Mizner Pledgor I, LLC, a Delaware limited liability company, having its principal place of business at c/o Penn Florida Companies, 1515 North Federal Highway, Suite 306, Boca Raton, Florida 33432 (the “Borrower”).

The Secured Party, as lender, made a loan (the “Loan”) to the Borrower. In connection with the Loan, the Borrower has granted to the Secured Party a first priority lien on the Interests pursuant to that certain Pledge and Security Agreement. The Secured Party is offering the Interests for sale in connection with the foreclosure on the pledge of such Interests.

The sale of the Interests will be subject to all applicable third party consents and regulatory approvals, if any. Without limitation to the foregoing, please take notice that there are specific requirements for any potential successful bidder in connection with obtaining information and bidding on the Interests.

The Interests are being offered as a single lot, “as-is, where-is”, with no express or implied warranties, representations, statements or conditions of any kind made by the Secured Party or any person acting for or on behalf of the Secured Party, without any recourse whatsoever to the Secured Party or any other person acting for or on behalf of the Secured Party and each bidder must make its own inquiry regarding the Interests. The winning bidder shall be responsible for the payment of all transfer taxes, stamp duties and similar taxes incurred in connection with the purchase of the Interests.

The Secured Party reserves the right to credit bid, set a minimum reserve price, reject all bids (including without limitation any bid that it deems to have been made by a bidder that is unable to satisfy the requirements imposed by the Secured Party upon prospective bidders in connection with the sale or to whom in the Secured Party’s sole judgment a sale may not lawfully be made) and terminate or adjourn the sale to another time, without further notice. The Secured Party further reserves the right to restrict prospective bidders to those who will represent that they are purchasing the Interests for their own account for investment not with a view to the distribution or resale of such Interests, to verify that each certificate for the Interests to be sold bears a legend substantially to the effect that such interests have not been registered under the Securities Act of 1933, as amended (the “Securities Act”), and may not be disposed of in violation of the provisions of the Securities Act and to impose such other limitations or conditions in connection with the sale of the Interests as the Secured Party deems necessary or advisable in order to comply with the Securities Act or any other applicable law.

All bids (other than credit bids of the Secured Party) must be for cash, and the successful bidder must be prepared to deliver immediately available good funds within five (5) New York business days after the sale and otherwise comply with the bidding requirements. Further information concerning the Interests, the requirements for obtaining information and bidding on the interests and the Terms of Sale can be found at (www.101ViaMiznerBocaUCCSale.com).

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