

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 Joseph M. Ladebauche, Elizabeth M. Allaby-Ladebauche to Mortgage Electronic Registration Systems Inc., as nominee for Sage Bank, dated August 11, 2015 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 54142, Page 253, as modified by a certain modification agreement dated November 7, 2023, and recorded with said Worcester County (Worcester District) Registry of Deeds in Book 70030, Page 53, of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc., as nominee for Sage Bank, its successors and assigns to Salem Five Cents Savings Bank, recorded on March 11, 2019, in Book No. 60133, at Page 44

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 1:00 PM on December 2, 2024, on the mortgaged premises located at 56 Brattle Street, Athol, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land and buildings located at: 56 Brattle Street, Athol, MA 01331 and being more particularly described premises:

The land in Athol, Worcester County, Massachusetts and being shown as Parcel A on a plan entitled: "Land in ATHOL, MASSACHUSETTS Owned by: Mark P. Chiasson & William P. Hamilton, Bouley Brothers, Inc. Registered Land Surveyors, PO Box 2215, 585 Lincoln Street, Worcester, Massachusetts 01618, Scale: 1" =20'. Date: January 12, 1989". Said plan is recorded with the Worcester District Registry of Deeds in Plan Book 617, Plan 41.

Said Parcel A contains 9,209.53 square feet or .21 acres according to said plan.

For mortgagor's(s') title see deed recorded with Worcester County (Worcester District) Registry of Deeds in Book 54142, Page 251.

These premises will 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 said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of Five Thousand (\$5,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California St., Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the

purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

SALEM FIVE CENTS SAVINGS BANK
Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California St.
Newton, MA 02458
(617)558-0500
25960