

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Mabel, LLC and 25 Elm Street LLC to First TM Lending Trust, dated November 20, 2023 and recorded at Worcester County Registry of Deeds on November 22, 2023, in Book No. 69917, at Page 227, of which mortgage the undersigned is the present holder First TM Lending Trust, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 10:00 AM, on December 5, 2024 on the mortgaged premises being known as 19 Balm of Life Spring Road, Uxbridge, MA, being all and singular the premises described in said mortgage to wit:

The land in Uxbridge, Worcester County, Massachusetts, together with the buildings and improvements thereon, more particularly bounded and described as follows:

A certain parcel of land situated on easterly side of Elmwood Street in Uxbridge, Worcester County, Massachusetts, being Lot 3 as shown on plan entitled "Plan of Land in Uxbridge, Mass., Surveyed for William Beauregard, Scale 1"=40', August 13, 1987", drawn by Andrews Survey & Engineering, Inc. of Uxbridge, Mass., recorded with the Worcester Registry of Deeds in Plan Book 617, Plan 19 ("the Plan"), bounded and described as follows:

BEGINNING at the point at the southeasterly corner of Lot 3 on the easterly line of Elmwood Street, as shown on said plan;

THENCE S. 74° 29' 38"W. by Elmwood Street. 198.68 feet to a point;

THENCE N. 15° 37' 15"W. by Lot 2 as shown on said plan, 163.45 feet to a point;

THENCE N. 76° 54'15" E. by Lot 5 as shown on Said Plan, 185.00 feet to a point;

THENCE S. 20° 42'20" E. by Lot 4 as shown on Said Plan, 156.32 feet to the point of beginning, which is designated as a stake on the Plan.

CONTAINING 30,569 square feet of land according to the Plan.

Being the same premises conveyed to Mabel LLC by Deed of Brian Stonkus, Trustee of the Stonkus Family Nominee Trust dated March 13, 2023 recorded with Worcester District Registry of Deeds in Book 69249, Page 159.

Being the same premises as conveyed to the mortgagor by deed of Brian Stonkus, as Trustee of The Stonkus Family Nominee Trust u/d/t, dated March 13, 2023, recorded on June 13, 2023 at Worcester County Registry of Deeds in Book No. 69249, at Page 159.

The above described premises will be sold **SUBJECT TO** and with the benefit of all restrictions, easements, covenants, conditions, building and zoning laws, to any and all unpaid taxes, tax titles, water and sewer charges, municipal or other public taxes, assessments or liens, rights of tenants and parties in possession, if any.

TERMS OF SALE:

A deposit of \$7,500.00 DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The successful bidder will be required to execute an Auction Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid in cash, by certified check, by cashier's check, or other check satisfactory to Mortgagee's attorney within thirty (30) days thereafter at the offices of BARSH AND COHEN, P.C., Attorneys for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.

Dated: November 4, 2024

(signed:) First TM Lending Trust
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil Cohen, Esquire
Attorney for the Mortgagee
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