

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the POWER OF SALE contained in a certain mortgage given by Campana, LLC, a Limited Liability Company organized under the laws of the Commonwealth of Massachusetts to Eastern Bank, a banking institution duly organized under the laws of the Commonwealth of Massachusetts, said mortgage being dated June 12, 2023 and recorded with the Worcester South District Registry of Deeds in Book 69255, Page 219 and re-recorded with the Worcester South District Registry of Deeds in Book 72652, Page 114, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 10:00 A.M. on the 9th day of October, 2026 upon the mortgaged premises located at 2000 Grafton-Worc Road a/k/a 2000 Grafton Road a/k/a 2000 Grafton Street, Millbury, Worcester County, Massachusetts, all and singular being the premises described in said mortgage, to wit:

A certain parcel of land with the buildings thereon situated on the south side of Worcester Street, in the Town of Millbury, County of Worcester, Commonwealth of Massachusetts, bounded and described as follows: BEGINNING at a point on the southerly line of Worcester Street, 15.00 feet westerly of the Millbury-Grafton town line; THENCE South 2-43-40 E., 175.48 feet by parcel A to a point; THENCE South 81-54-40 W., 177.26 feet to a point; THENCE North 13-09-20 E. 216.33 feet to a point on the southerly line of Worcester Street; THENCE easterly by a curve to the left, radius 1096.23 feet, 119.00 feet by the southerly line of Worcester Street to the point of beginning. CONTAINING 29,136 square feet [as described in the recorded deed and mortgage, although the Plan referenced below identifies the parcel as containing 28,136 square feet]. SUBJECT to a 25-foot clearing easement along westerly line as shown on said plan. BEING shown as parcel B on a plan by Lavalley Brothers, Inc., entitled "Plan of Land in Grafton and Millbury, Mass. Owned by Ora-Mae Magnnusson" dated May 6, 1980 and recorded in the Worcester District Registry of Deeds, Plan Book 498, Plan 119.

For Mortgagor's Title see deed recorded with the Worcester South District Registry of Deeds in Book 69255, Page 215.

Said premises are to be sold and conveyed subject to and with the benefit of all mortgages, restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, federal and state tax liens, other liens and existing encumbrances of record created prior to the mortgage, if there be any, outstanding water and/or sewer charges, to covenants, rights, reservations, conditions and/or other enforceable encumbrances of record created prior to the mortgage, to all tenancies and/or rights of parties in possession, and to rights or claims in personal property installed by tenants, former tenants, or others now located upon the premises, and to rights or claims of others now located upon the premises, if any of the aforesaid there be.

Said premises will also be sold subject to all laws and ordinances, including but not limited to zoning, applicable Massachusetts or local building and/or sanitary codes, and statutory requirements with respect to smoke detectors, lead paint, and rent control, as the same may be applicable. No representations express or implied, are made with respect to any matter concerning the mortgaged premises, which shall be sold "as is".

Together with all furnaces, ranges, heaters, plumbing goods, gas and electric fixtures, screens, screen doors, mantels, shades, storm doors and windows, awnings, oil burners and tanks or other equipment, gas or electric refrigerators and refrigerating systems, ventilating and air conditioning apparatus and equipment, door bell and alarms systems, sprinkler and fire extinguishing systems, portable or sectional buildings, and all other fixtures of whatever kind of nature owned by the Mortgagor, now or in the future contained in or on the Land, and any and all similar fixtures hereinafter installed in the Land in any manner which renders such articles usable in connection therewith; all easements, covenants, agreements and rights which are appurtenant to or benefit Mortgaged Premises.

TERMS OF SALE:

Ten Thousand and No/100 (\$10,000.00) Dollars in cash or certified or bank treasurer's or cashier's check at the time and place of the sale by the purchaser and the balance of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale and shall be deposited in escrow with Jack J. Mikels, Esq., Jack Mikels & Associates, LLP, 1 Batterymarch Park, Suite 309, Quincy, MA 02169. The deed shall be

delivered within thirty (30) days of receipt of the balance of the purchase price, said receipt being the only condition of escrow. The successful bidder shall be required to sign a Memorandum of Sale containing the above terms at Auction Sale. In the event of a typographical error or omission contained in this publication, the description of the premises set forth and contained in said Mortgage shall control.

OTHER TERMS TO BE ANNOUNCED AT THE SALE.

Eastern Bank
By its Attorney-In-Fact
Jack J. Mikels
Jack Mikels & Associates, LLP
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Quincy, MA 02169
(617) 472-5600

Paul E. Saperstein Company, Inc.
144 Centre Street
Holbrook, MA 02343
(617) 227-6553
Auctioneer