

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 68 Crosby Road (Lot 5), Grafton, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Timothy J. Adams to Clair A. Carlson, Jr., Trustee of The Clover Trust dated June 1, 2023 and recorded with the Worcester (Worcester District) Registry of Deeds in Book 69343, Page 242 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 12:00 noon on November 17, 2026 at 68-70 Crosby Road, Grafton, Massachusetts, all and singular the premises described in said mortgage,

68 Crosby Road, Grafton, MA

The land located in Grafton, Worcester County, Massachusetts, on the northerly side of Crosby Road and which is more particularly bounded and described as follows:

Beginning at an iron pipe located at the southeasterly corner of the premises to be conveyed on the northerly side of Crosby Road and being the southwesterly corner of Lot #6 on plan hereinafter referred to;

Thence S. 57° 12' W. by the northerly side of Crosby Road one hundred twenty-five (125) feet to an iron pipe at Lot #4 on the plan hereinafter referred to;

Thence N. 32° 48' W. by Lot #4 on said plan one hundred sixty-five feet to an iron pipe at land now or formerly of Elvidge;

Thence N. 57° 12' E. by land now or formerly of Elvidge one hundred twenty-five (125) feet to an iron pipe;

Thence S. 32° 48' E. by Lot #6 one hundred sixty-five and no one hundredths (165.00) feet to the point of beginning.

Being the same premises shown as Lot #5 on a Plan entitled, "Plan of Land in Grafton, Mass., owned by Wesley A. and Edith M. Elvidge, dated September 1967 by Nelson J. Boucher" filed in Worcester District Deeds, Plan Book 313, Plan 7.

Containing according to said plan, 20,625 square feet of land, all of said courses and distances being more or less.

See also Worcester District Registry of Deeds - Plan Book 35, Plans 10 and 73.

Said premises are subject to easements to New England Telephone and Telegraph Company as noted in Book 2302, Page 112 and in Book 3341, Page 104, if they affect the locus.

Meaning and intending to convey and hereby conveying title as described in deed of Harrison Van Nguyen and Hao Thi My Le to Timothy J. Adams dated February 21, 2023 and recorded herewith at the Worcester District Registry of Deeds.

Said premises shall also include the adjoining land identified as 70 Crosby Road, Grafton, MA in a Mortgage from Timothy J. Adams to Lewis Lubar, Trustee of The Clover Trust dated November 23, 2015 and recorded with the Worcester District Registry of Deeds in Book 54629, Page 32 to be sold together with a separate Notice Of Mortgagee's Sale of Real Estate.

Said premises to be sold and conveyed subject to and with the benefits 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 said mortgage or deed.

Terms of Sale: One deposit of Ten Thousand Dollars (\$10,000) by certified or bank check for the sale of both 68 and 70 Crosby Road, Grafton, MA 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 the Law Offices of Ligris + Associates, P.C., 888 Washington Street, Suite 302, Dedham, MA 02026 within thirty (30) days from the date of sale. In the event of a typographical error or omission contained in this publication, the description of the premises contained in said mortgage shall control.

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

**Clair A. Carlson, Jr., Trustee of The
Clover Trust**

Present holder of said mortgage

By its Attorneys,

Kristina Yee Vitullo, Esq.
Ligris + Associates, P.C.
888 Washington Street, Suite 302
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Dated: October 16, 2026