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 VIP Realty Group, LLC to Curtis Capital LLC recorded on May 6, 2026 at the Franklin County Registry of Deeds in Book 8636, Page 237, 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 11:00 A.M. on the 7th day of December 2026, at 226 State Road, Whately, MA 01093, all and singular the premises described in said mortgage,

To wit:

The land in Whately, in the County of Franklin and described as Tracts 1 and 2 in deed recorded at Franklin County Registry of Deeds, Book 1283, Page 604, more particularly bounded and described as follows:

Tract 1: A certain tract of land with building thereon located at the easterly side of Route 7 & 10 in Whately and bounded and described as follows:

Beginning at an iron pin at the Northwest corner of said tract, being the southwest corner of land now or formerly of Rup; thence N. 86° 30' East 134 feet to a brook; thence South along the center line of said brook, 115 feet to a point; thence N. 85 west 142 feet to said highway 92 feet to the point of beginning. Containing 52 ½ square rods, more or less.

Tract 2: A certain tract of land situated in said Whately bounded and described as follows:

Bounded on the south by Christian Lane, bounded on the east by a brook known as Great Swamp Brook; bounded on the north by Tract 1 as herein described, bounded on the west by Route 5, 7, 10. Containing ½ acre.

SUBJECT TO any and all encumbrances of record insofar as the same may be in force and applicable.

Premises to 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 twenty-five thousand dollars ($25,000) 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 wire transfer to Ligris + Associates, PC, 1188 Centre Street, 2nd Floor, Newton, MA 02459 on or before thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

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

Curtis Capital LLC,
Present holder of said mortgage,
By its Attorneys,
Ligris + Associates, PC
1188 Centre Street
Newton Center, MA 02459
(617) 274-1500