

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 Professional Performance LLC, a Massachusetts limited liability company, to Amalfi Partners LLC, a Massachusetts limited liability company, dated May 4, 2018, recorded at the Worcester County (Northern District) Registry of Deeds in Book 9068, Page 207, 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 26th day of April, 2023 at 133-137 Laurel Street, Fitchburg, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

To wit:

A certain tract of land with the buildings thereon, situated on the northerly side of Laurel Street, Fitchburg, Worcester County, Massachusetts, and more particularly bounded and described as follows:

Beginning at the Southwesterly corner thereof at a pipe in the northerly line of said Laurel Street, at land or formerly of Edwin H. Holt, Sr., et ux; running North 8° 20' West by said Hold land one hundred sixteen and 35/100 (116.35) feet to a pipe at an angle; thence turning and running North 81° 38' East by said Holt land sixty and 8/10 (60.8) feet to a pipe at land now or formerly of one Lalonde fifty-five and 5/10 (55.5) feet to an angle; thence running South 17° 16' East by land now or formerly of said Lalond thirty-two and 82/100 (32.82) feet to the Northerly line of said Laurel Street; thence running Southwesterly by the Northerly line of said Laurel Street eighty-five and 64/100 (85.64) feet to the place of beginning.

Said premises are conveyed subject to the right of the benefit of Edwin H. Holt, Sr., and Susan E. Holt, their heirs and assigns, to pass and repass with teams or otherwise, over the Southwesterly corner thereof, from Laurel Street to said Holt's adjoining land. Said right of way is ten feet in width and the center line of the same beings in the Northerly line of said Laurel Street at a point distant 12 feet measured North 60° 48' East from the pipe at said Holt's southeasterly corner, and runs thence North 29° 48' West a distance of 30 feet.

Subject also to the right of said Lalonde, their heirs and assigns to pass and repass, with teams or otherwise, over a passway 12 feet wide always to be kept open and common. Said passway adjoins land of said Lalond and extends back from Laurel Street a distance of 57 feet 10 inches.

Being the same premises conveyed to the herein named mortgagor(s) by deed recorded with Worcester North District Registry of Deeds herewith.

Premises to be sold and conveyed subject to and with the benefit of all occupancies, tenancies, 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 Dollars (\$5,000.00) 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 the Law Office of William F. Barry, 222 North Main Street, Suite 4, Natick, MA 01760 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. 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.

Amalfi Partners LLC

Present holder of said mortgage

By its Attorney,

William F. Barry, Esquire

Law Office of William F. Barry

222 North Main Street, Suite 4

Natick, MA 01760