

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE
104 Pleasant Street, East Brookfield, Worcester County, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage from Shakhb LLC to Leader Bank, N.A., dated January 9, 2018 and recorded with the Worcester County Registry of Deeds at Book 58297, Page 275 of which 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 June 5, 2025 on the mortgaged premises located at 104 Pleasant Street, East Brookfield, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land in East Brookfield, Worcester County, Massachusetts, with the buildings thereon bounded and described as follows:

BEGINNING at an iron pin set in the northerly line of Pleasant Street as shown on a plan of property surveyed for Patrick and Christine Ahearn in East Brookfield, Massachusetts surveyed by John Dowgielewicz, Spencer, April 23, 1985 which plan is recorded with the Worcester District Registry of Deeds in Plan Book 536, Plan 67 and which is the southeast corner of the lot herein described and the southwest corner of land containing a 1 and ½ story wood structure that is shown on said plan;

THENCE S. 70° 16' 30" W. 104.62 feet along the northerly line of Pleasant Street to a point;

THENCE N. 9° 04' E. 130.85 feet along land conveyed to Neil S. Moreau and Alice M. Moreau by deed of Arthur L. LeDoux et ux dated March 31, 1958 and recorded with Worcester District Registry of Deeds in Book 3933, Page 109 to a point;

THENCE N. 79° 02' E. 24 feet to a point;

THENCE N. 83° 57' E. 93.65 feet to a point;

THENCE S. 19° 05' 10" W. 25.0 feet to a point being the northeast corner of land now or formerly of Ahearn as shown on the above referred to plan;

THENCE S. 67° 35' 55" W. 35.19 feet;

THENCE S. 18° 49' 20" E. 100.53 feet to the point of beginning.

For title see deed recorded herewith.

These premises will 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, leases, tenancies and occupancies 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, leases, tenancies and occupancies or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of Ten Thousand (\$10,000.00) Dollars 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 office of Bruce E. Linsky, Attorney at Law, 1383 Washington Street, Newton, MA 02465, 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. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

In the event the purchaser at the foreclosure sale defaults in purchasing the above described premises according to the terms of this Notice of Sale and/or the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by Foreclosure Deed to the second highest bidder, provided that the second highest bidder deposits with the Mortgagee's attorney, Bruce E. Linsky, Attorney at Law, the amount of the required deposit as set forth herein within three (3) business days after written notice of default of the previous highest bidder and title shall be conveyed to said second highest bidder within twenty (20) days of said written notice.

The Mortgagee reserves the right to postpone this sale to a later date by public proclamation at the time and place appointed for the sale and to further postpone any adjourned sale date by public proclamation at the time and place appointed for any adjourned sale.

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

Leader Bank, N.A.
Present holder of said mortgage

By its Attorneys,
Bruce E. Linsky
Attorney at Law
1383 Washington Street
Newton, MA 02465
781-235-3200
bel@blinskylaw.com