

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 57 Westwood Trust, LLC, to Stormfield SPV I, LLC, dated September 9, 2022, and recorded at the Worcester County (Southern District) Registry of Deeds in Book 68259, Page 320, 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 2nd day of June 2025, at 57 Westwood Road, Shrewsbury, MA 01545, all and singular the premises described in said mortgage,

To wit:

The land in the Town of Shrewsbury located on the Westerly line of Westwood Road and being more particularly bounded and described as follows:

Beginning at a point on the westerly line of Westwood Road; said point being 425.48 feet, more or less, southerly of a point of curvature of the westerly line of Westwood Road with the Southerly line of Beaver Drive;

Thence S. 4 deg 43' 40" E. one hundred and fifty seven (157) feet by the westerly line of Westwood Road to a point;

Thence S. 85 deg 16' 20" W. one hundred and ten (110) feet to a point;

Thence W. 2 deg 11' 00" W. one hundred fifty seven and fifteen hundredths (157.15) feet to a point;

Thence W. 85 deg 16' 20" E. one hundred three and two one hundredths (103.02) feet to the point of beginning, the last three courses by land of the grantor.

Being the same premises conveyed by deed recorded with Worcester Registry of Deeds, Book 4136, page 349.

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 ten thousand dollars (\$10,000) 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 Center, MA 02459 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.

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