

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Margaret T. Johnson a/k/a Margaret Johnson and Brina M. Johnson to Milford Federal Bank, dated October 26, 2021 and recorded at Worcester County Registry of Deeds on November 2, 2021, in Book No. 66441, at Page 209, of which mortgage the undersigned is the present holder Milford Federal Bank, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 10:00 AM, on September 23, 2025 on the mortgaged premises being known as 16 Warfield Street, Hopedale, MA, being all and singular the premises described in said mortgage to wit:

A certain parcel of land. with the buildings thereon, situated in the easterly part of Hopedale, Worcester County, Massachusetts on the easterly side of Warfield Street, so-called, and shown as Lot 1 on plan entitled "Plan of Land located on Warfield Street, Hopedale, Massachusetts, Prepared for Robert P. Ray, 16 Warfield Street, Hopedale, Massachusetts, Scale: 1"= 30', June 4, 1992, which plan is filed with the Worcester District Registry of Deeds in Plan Book 660, Plan 24, and being more particularly bounded and described as follows:

Beginning at a bound in the southerly corner of the granted premises on said Warfield Street;

Thence N. 35 degrees 24' 48" W., along said Warfield Street, 134.56 feet to a point in a stone wall as shown on said plan;

Thence N. 55 degrees 45' 29" E., along Parcel A; 156.74 feet to a point as shown on said plan;

Thence S. 27 degrees 59' 28" E., along land now or formerly of Jenecks, 137.38 feet to a bound as shown on said plan;

Thence S. 56 degrees 35' 33" W., along land now or formerly of Arcudi, 139.05 feet to the point of beginning.

Being the same premises as conveyed to the mortgagor by deed of Margaret T. Johnson and Marc J. Noe, dated October 26, 2021, recorded at Worcester County Registry of Deeds on November 2, 2021 in Book No. 66441, at Page 206.

The above described premises will be sold **SUBJECT TO** and with the benefit of all restrictions, easements, covenants, conditions, building and zoning laws, to any and all unpaid taxes, tax titles, water and sewer charges, municipal or other public taxes, assessments or liens, rights of tenants and parties in possession, if any.

### TERMS OF SALE:

A deposit of \$7,500.00 DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The successful bidder will be required to execute an Auction Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid in cash, by certified check, by cashier's check, or other check satisfactory to Mortgagee's attorney within thirty (30) days thereafter at the offices of BARSH AND COHEN, P.C., Attorneys for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.

Dated: August 17, 2025

(signed:) Milford Federal Bank  
Present Holder of said Mortgage  
By its Attorneys,  
Barsh and Cohen, P.C.

Neil Cohen, Esquire  
Attorney for the Mortgagee  
500 Turnpike Street Suite 201, Canton, MA 02021  
(617) 332-4700