

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by John Paul Scanlon to The Milford National Bank & Trust Co., A National Bank, dated December 23, 2015 and recorded at Worcester County Registry of Deeds on December 23, 2015, in Book No. 54741, at Page 18, of which mortgage the undersigned is the present holder Rockland Trust Company, successor Bank by merger with The Milford National Bank & Trust Co., 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 November 6, 2025 on the mortgaged premises being known as 34 Chestnut Street, Milford, MA, being all and singular the premises described in said mortgage to wit:

The land with the buildings thereon on the easterly side of Chestnut Street in said Milford and described as follows:

Beginning at the southwesterly corner of the premises at a post on the easterly side of Chestnut Street and at land now or formerly of one Coffin;

THENCE N. $6\frac{1}{2}^{\circ}$ E. 72 $\frac{1}{4}$ feet to an angle.

THENCE $28\frac{1}{4}^{\circ}$ E. 51 $\frac{1}{2}$ feet to a post at land now or formerly of Nathan Paine, these last two lines being on the east side of Chestnut Street;

THENCE S. $52\frac{3}{4}^{\circ}$ E. 150 $\frac{1}{2}$ feet to a fence at westerly side of land now or formerly of John Waterman and bounding northerly on land now or formerly of said Paine;

THENCE S. 36° W. 89 $\frac{1}{2}$ feet to land now or formerly of one Coffin before named;

THENCE N. about 38° W. 7 $\frac{1}{4}$ feet to a post;

THENCE Northwesterly 41 $\frac{1}{4}$ feet to a corner of the shelter shed;

THENCE Northeasterly about 10 feet to the southeasterly corner of a woodshed; and

THENCE N. $82\frac{1}{4}^{\circ}$ W. 64 feet to the place of beginning, the four lines last named bounding southerly on land now or formerly of said Coffin.

Contains about 49 square rods.

Being the same premises as conveyed to the mortgagor by deed of Elizabeth A. Hoyt and Eric S. Hoyt, dated December 23, 2015, recorded at Worcester County Registry of Deeds on December 23, 2015 in Book No. 54741, at Page 15.

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: October 2, 2025

(signed:) Rockland Trust Company,
successorBank by merger with The Milford
National Bank & Trust Co.
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil Cohen, Esquire
Attorney for the Mortgagee
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