

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Cottage Baker L.L.C. to Probuilder Financial, LLC, dated September 25, 2024 and recorded at Worcester County Registry of Deeds on September 26, 2024, in Book No. 71076, at Page 325, of which mortgage the undersigned is the present holder Probuilder Financial, LLC, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 1:00 PM, on October 23, 2025 on the mortgaged premises being known as 72 Cottage Lane, Templeton, MA, being all and singular the premises described in said mortgage to wit:

The land with the improvements thereon situated on the easterly side of Cottage Lane in Templeton, Worcester County, Massachusetts known as and numbered 72 Cottage Lane, being shown as Lot 1 on a plan of land entitled, "Plan of Land in Templeton, Mass. Prepared for Earth Land Development, LLC" dated February 2024 and recorded with the Worcester District Registry of Deeds in Plan Book 976, Plan 61.

Said Lot 1 containing 1.00 acre according to said plan.

Being the same premises described in a deed recorded with the Worcester District Registry of Deeds herewith.

Being the same premises as conveyed to the mortgagor by deed of Daniel C. Gardner, dated September 24, 2024, recorded at Worcester County Registry of Deeds on September 26, 2024 in Book No. 71076, at Page 323.

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 \$10,000.00 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: September 17, 2025

(signed:) Probuilder Financial, LLC
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil Cohen, Esquire
Attorney for the Mortgagee
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