

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Patricia M. Brodka to Foxboro Federal Savings, dated September 24, 2020 and recorded at Norfolk County Registry of Deeds on September 29, 2020, in Book No. 38404, at Page 157, of which mortgage the undersigned is the present holder OneLocal Bank, successor bank by merger with Foxboro Federal Savings, 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 October 29, 2025 on the mortgaged premises being known as 36 Berry Street, Plainville, MA, being all and singular the premises described in said mortgage to wit:

That certain parcel of land in said Plainville, Norfolk County, Massachusetts, together with the buildings and improvements thereon, situated on the northerly side of Berry Street and being shown as Lot No. 2 on that plan of land entitled, "Plan of Land in Plainville Massachusetts Owned By H. A. Meyer Scale - 40 feet to an inch June 1973. James A. Freeman Engineering, Inc. 429 North Main Street Att]eboro, Massachusetts By: Everett W. Skinner Jr. Showing A Revision of Lot 6 + Lot 5A" which plan is recorded with Norfolk County Registry of Deeds as Number 1359 of 1973 in Plan Book 239, and to which reference may be had for a more particular description of said Lot No. 2.

Being the same premises conveyed to this mortgagor and Frederick J. Brodka by deed of Homes By Meyer, Inc. dated September 3, 1976 and recorded with Norfolk County Registry of Deeds in Book 5261, Page 473. Frederick J. Brodka died on July 3, 2006. See Norfolk County Probate Court Docket No. 06P2439AD.

Being the same premises as conveyed to the mortgagor by deed of Patricia M. Brodka Trustee of the Brodka Realty Trust, dated April 26, 2023, recorded at Norfolk County Registry of Deeds on May 3, 2023 in Book No. 41173, at Page 313.

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: September 25, 2025

(signed:) OneLocal Bank, successor bank by
merger with Foxboro Federal Savings
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil Cohen, Esquire
Attorney for the Mortgagee
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