

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Worcester Services, LLC to Probuilder Financial, LLC, dated May 9, 2024 and recorded at Plymouth County Registry of Deeds on May 9, 2024, in Book No. 58886, at Page 30, 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 10:00 AM, on February 3, 2026 on the mortgaged premises being known as 34 South Street a/k/a 34-36 South Street, Brockton, MA, being all and singular the premises described in said mortgage to wit:

PARCEL ONE:

A certain parcel of land with the buildings thereon situated between Market Street and South Street, in said Brockton, bounded and described as follows:

BEGINNING at a point on South Street, being the Northwesterly corner of the premises and land now of Augusta E. Mason; thence running

EASTERLY by South Street, ninety-eight and 39/100 (98.39) feet, more or less to land of Blanche Hyslop; thence

SOUTHERLY by land of Blanche Hyslop and land now or formerly of Earl L. Brown, one hundred eighty-five and 90/100 (185.90) feet, more or less, to Market Street; thence

WESTERLY by Market Street, one hundred thirty-one and 18/100 (131.18) feet to land now or formerly of one Allen; thence

NORTHERLY by land now or formerly of said Allen, ninety-seven and 55/100 (97.55) feet, more or less, to a point and land of Augusta E. Mason; thence

EASTERLY by land of said Augusta E. Mason, twenty-six and 8/10 (26.8) feet to a point; thence

NORTHERLY by land of said Augusta E. Mason, ninety-five and 72/100 (95.72) feet, more or less, to the point of beginning.

These premises are shown as Plot 5, South Street, on Plan 83 of the Assessors of the City of Brockton.

For title see Book 2452 at Pages 13 5-13 7. See also Estate of George L. Wainwright, Plymouth County Probate Court, Docket No. 97P0339-EP1 and Estate of Louise E. Wainwright, Plymouth County Probate Court, Docket No. 04P0230-EPI.

Also see Estate of Marcia Honey Wainwright, Bristol County Probate Court, Docket No. OOP0545-EP.

PARCEL TWO:

A certain parcel of land situated on the southerly side of South Street in Brockton, bounded and described as follows:

NORTHERLY by South Street, five (5) feet:

EASTERLY by other land of these grantors, ninety-five and 72/100 (95.72) feet;

SOUTHERLY by other land of these grantors, four (4) feet; and

WESTERLY by other land of these grantors, ninety-five and 72/100 (95.72) feet.

Said parcel of land is the northeasterly portion of the former grantor, Augusta E. Mason, being a strip of land five (5) feet wide at South Street on the north, and narrowing to four (4) feet wide at the southerly end of said parcel, being approximately the area of land now lying between the driveway of said Mason, and the present boundary line of the land of the current grantors.

For Title see Deed recorded on 10/27/2009 in Book 37852, Page 133.

Parcel One and Parcel Two being the same premises conveyed to Mortgagor by Deed recorded with the Plymouth County Registry of Deeds herewith.

Being the same premises as conveyed to the mortgagor by deed of John V. Matthews, Trustee of 34-36 South Street Realty Trust, dated May 9, 2024, recorded at Plymouth County Registry of Deeds in Book No. 58886, at Page 27.

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: January 3, 2026

(signed:) Probuilder Financial, LLC

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