

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 26 Loxwood Street, Worcester, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Jane Laba, Personal Representative of Estate of Sophie Wanda Laba (Worcester Probate No. 19P-0212) to Nathaniel S. Mason, Trustee of Sanford Financial Trust, dated June 10, 2019, recorded with the Worcester County (Worcester District) Registry of Deeds in Book 60547, Page 43, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 1:00 p.m. on April 1, 2026 at 26 Loxwood Street, Worcester, Massachusetts, all and singular the premises described in said mortgage,

A certain parcel of land with the buildings thereon, situated in Worcester, on the westerly side of Loxwood Street, and bounded and described as follows:

BEGINNING at a point, it being in the center of a drill hole made in a stone monument set in the ground at the southeasterly corner of land now or late of Amandus Dahlen;

THENCE running N. 80° 7' W. by land of said Dahlen eighty-two and nine-tenths (82.9) feet to the center of a hole drilled in a stone monument set in the ground at land now or late of one Louis Nestor;

THENCE running S. 5° 50' W. sixty and fifteen hundredths (60.15) feet by land of said Nestor to the northeasterly corner of land now or late of C.J. and J.A. Erickson;

THENCE running S. 80° 7' E. seventy-eight and sixty-four hundredths (78.64) feet to a point in the westerly line of Loxwood Street;

THENCE running sixty (60) feet by said westerly line of Loxwood Street to the point of beginning.

Containing an area by estimation 4846 square feet and being Lot 111 on plan of lots of Durwood Park Building Sites, recorded in the Worcester District Registry of Deeds, Plan Book 44, Plan 33.

Meaning and intending to convey and hereby conveying Mortgagor's title as described in deed of Joseph Zellon to Joseph Laba and Sophie Laba dated December 10, 1963 and recorded with Worcester County (Worcester District) Registry of Deeds in Book 4426, Page 340. See also Worcester Probate No. 06P-1608 of Joseph Laba and No. 19P-0212 of Sophie Laba.

Said premises to be sold and conveyed subject to and with the benefits of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in said mortgage or deed.

Terms of Sale: A deposit of Ten Thousand Dollars (\$10,000) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at the Law Offices of Ligris & Associates, P.C., 888 Washington Street, Suite 302, Dedham, Massachusetts 02026 within thirty (30) days from the date of sale. In the event of a typographical error or omission contained in this publication, the description of the premises contained in said mortgage shall control.

Other terms, if any, to be announced at the sale.

Nathaniel S. Mason, Trustee of Sanford Financial Trust, Present holder of said mortgage
By its Attorneys,

Clair A. Carlson, Jr.
Ligris & Associates, P.C.
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