

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Loreto Villani to Milford Federal Savings and Loan Association, dated June 28, 2014 and recorded at Worcester County Registry of Deeds on July 18, 2014, in Book No. 52565, at Page 370, of which mortgage the undersigned is the present holder Milford Federal Savings and Loan Association k/n/a Milford Federal Bank, 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 April 8, 2026 on the mortgaged premises being known as Unit 1, 7 Lake Street, Hopedale, MA, being all and singular the premises described in said mortgage to wit:

SITUATED IN THE COUNTY OF WORCESTER AND STATE OF MASSACHUSETTS:  
CONDOMINIUM UNIT 1 OF THAT CERTAIN CONDOMINIUM KNOWN AS 7-8 LAKE STREET  
CONDOMINIUM SITUATED AT 7-8 LAKE STREET, HOPEDALE, WORCESTER COUNTY, MASSACHUSETTS  
CREATED BY MASTER DEED DATED MAY 121 1987 RECORDED WITH WORCESTER COUNTY  
(WORCESTER DISTRICT) REGISTRY OF DEEDS ON MAY 13, 1987 BOOK 10449, PAGE 148, TOGETHER WITH  
AN UNDIVIDED FIFTY (50%) PERCENT INTEREST IN THE COMMON AREAS AND FACILITIES OF SAID  
CONDOMINIUM APPERTAINING TO SAID UNIT AS PROVIDED FOR IN SAID MASTER DEED.

Being the same premises as conveyed to the mortgagor by deed of Federal National Mortgage Association A/K/A "Fannie Mae", dated December 22, 2010, recorded at Worcester County Registry of Deeds on December 30, 2010 in Book No. 46899, at Page 179.

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: March 5, 2026

(signed:) Milford Federal Savings and Loan  
Association k/n/a Milford Federal Bank  
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