

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Charles Socia, Jr. to BNY Mortgage Company LLC, dated November 24, 2006 and recorded at Worcester County Registry of Deeds on November 30, 2006, in Book No. 40254, at Page 281, as assigned to Lehman Brothers Holdings Inc by Assignment of Security Instrument dated November 18, 2007 and recorded with said Deeds in Book 45099 Page 149, as further assigned to MetLife Home Loans, a Division of MetLife Bank, N.A. by Assignment of Mortgage dated August 25, 2011 and recorded with said Deeds in Book 47795, Page 317, as further assigned to Nationstar Mortgage LLC by Assignment of Mortgage dated December 18, 2012 and recorded with said Deeds in Book 50288, Page 295, as further assigned to Secretary of Housing and Urban Development by Assignment of Mortgage dated May 21, 2020 and recorded with said Deeds in Book 62440, Page 150, as further assigned to Windstream Capital LLC by Assignment of Mortgage dated January 20, 2026 and recorded with said Deeds in Book 73109, Page 197, of which mortgage the undersigned is the present holder Windstream Capital 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 June 9, 2026 on the mortgaged premises being known as 6 Oak Drive, North Oxford, MA, being all and singular the premises described in said mortgage to wit:

A certain tract or parcel of land situated in the Town of Oxford and being Lot #4 on plan of land in North Oxford, Massachusetts owned by John F. White, surveyed by Walter W. Brown, Town Engineer, Oxford, which plan is recorded with Worcester District Registry of Deeds, Plan Book 163, Plan 40, bounded and described as follows:- BEGINNING at the northeasterly corner of the tract to be conveyed at an iron pipe driven in the ground on the westerly line of a private road known as Oak Drive, also being the southeasterly corner of other land now or formerly of John White, and said pipe is located 229.75 feet southerly, measured along the westerly line of Oak Drive; from the southerly line of Southbridge Street; From said pipe: THENCE by the westerly line of Oak Drive, S. 23° 08' E. one hundred (100) feet to an iron pipe driven in the ground at other land of said White; THENCE by said other land of White, S. 74° 21' W. two hundred eighty-one and 7/10 (281,7) feet to an iron pipe driven in the ground at land now or formerly of Wilfred Boutillette et als; THENCE by said Boutillette et als land, N. 13° 55' E. one hundred (100) feet to an iron pipe driven in the ground at other land now or formerly of John White; THENCE by said White land, N. 71° 17' E. two hundred twenty-one and 1/10 (221.1) feet to the place of beginning. Containing 23,364 square feet and being the same premises conveyed to Camosse Bros., Inc., dated November 16, 1949 by deed of John White, recorded with said Registry of Deeds, Book 3390, Page 370.

Being the same premises as conveyed to the mortgagor by deed of Camosse Bros., Inc., dated October 1, 1955, recorded at Worcester County Registry of Deeds in Book No. 3720, at Page 318.

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: April 30, 2026

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

Neil S. Cohen, Esquire
Attorney for the Mortgagee
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