

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage, Assignment of Leases and Rents and Security Agreement given by White Tail Property Holdings, LLC to World Business Lenders, LLC dated July 18, 2025 and duly recorded with the Worcester County (Southern District) Registry of Deeds at Book 72285, Page 174, of which Mortgage the undersigned is the present holder by virtue of an Assignment of Mortgage recorded with the Worcester County (Southern District) Registry of Deeds at Book 73137, Page 329, for breach of conditions contained in said Mortgage and for the purpose of foreclosing, the same will be sold, at Public Auction at 1:00p.m. on September 30, 2026, upon that portion of the mortgaged premises known and numbered as 21 Oxford Street, Dudley, Massachusetts, the premises described in said mortgage to wit:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF WORCESTER, STATE OF MASSACHUSETTS, AND IS DESCRIBED AS FOLLOWS:

TRACT 1:

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED ON THE WESTERLY SIDE OF OXFORD AVENUE, IN DUDLEY, WORCESTER COUNTY, MASSACHUSETTS, AND BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEASTERLY CORNER THEREOF,

THENCE RUNNING NORTHERLY BY SAID OXFORD AVENUE NINETY-TWO (92) FEET;

THENCE WESTERLY ONE HUNDRED (100) FEET;

THENCE SOUTHERLY NINETY-TWO (92) FEET TO CHESTNUT STREET;

THENCE EASTERLY ONE HUNDRED (100) FEET TO THE POINT OF BEGINNING.

PARCEL ID: 111//046//000

PROPERTY COMMONLY KNOWN AS: 21 OXFORD AVENUE, DUDLEY, MA 01571 (WORCESTER)

TRACT 2:

BEGINNING AT THE N.E. CORNER OF SAID TRACT AT AN IRON PIN IN THE GROUND;

THENCE S. 50.8 FEET BY LAND OF HENRY FALKE HEIRS, BEING 3 FEET DISTANT FROM AND PARALLEL TO EAST SIDE OF A HOUSE ON SAID PREMISES TO BE CONVEYED, TO AN IRON PIN IN THE DRIVEWAY;

THENCE SOUTHWESTERLY 3.85 FEET BY SAID FALKE LAND TO AN IRON PIN, ALSO IN SAID DRIVEWAY;

THENCE S. 80 FEET BY SAID FALKE LAND, LAND OF ONE JOHN PARSONS, NOW OR FORMERLY, AND ALONG THE FACE OF A RETAINING WALL TO THE S.E.

CORNER OF GRANTED PREMISES;

THENCE WEST 100 FEET BY LAND OF SAID PARSONS, TO WEST STREET, SO-CALLED;

THENCE BY SAID WEST STREET NORTH 132 FEET TO LAND OF ONE DZIEMBOWSKI, NOW OR FORMERLY;

THENCE EAST 104 ½ FEET BY SAID DZIEMBOWSKI LAND AND LAND OF ONE NORTON, NOW OR FORMERLY, TO POINT OF BEGINNING.

GRANTING ALSO A RIGHT OF WAY 10 FEET WIDE ON THE SOUTH SIDE OF LAND OF SAID FALKE HEIRS FROM OXFORD AVENUE TO THE PREMISES HEREINBEFORE MENTIONED AND HEREBY CONVEYED.

PARCEL ID: 111//047/000

PROPERTY COMMONLY KNOWN AS: 23 OXFORD AVENUE, DUDLEY, MA 01571 (WORCESTER)

TRACT 3:

THE LAND IN DUDLEY, BEING A CERTAIN TRACT OF LAND, WITH THE BUILDINGS THEREON, SITUATED IN SAID DUDLEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE N.E. CORNER OF SAID TRACT AT AN IRON PIN IN THE GROUND;

THENCE S. 50.8 FEET BY LAND OF HENRY FALKE HEIRS, BEING 3 FEET DISTANT FROM AND PARALLEL TO EAST SIDE OF A HOUSE ON SAID PREMISES TO BE CONVEYED, TO AN IRON PIN IN THE DRIVEWAY;

THENCE SOUTHWESTERLY 3.85 FEET BY SAID FALKE LAND TO AN IRON PIN, ALSO IN SAID DRIVEWAY;

THENCE S. 80 FEET BY SAID FALKE LAND, LAND OF ONE JOHN PARSONS, NOW OR FORMERLY, AND ALONG THE FACE OF A RETAINING WALL TO THE S.E. CORNER OF GRANTED PREMISES;

THENCE WEST 100 FEET BY LAND OF SAID PARSONS, TO WEST STREET, SO-CALLED;

THENCE BY SAID WEST STREET NORTH 132 FEET TO LAND OF ONE DZIEMBOWSKI, NOW OR FORMERLY;

THENCE EAST 104 ½ FEET BY SAID DZIEMBOWSKI LAND AND LAND OF ONE NORTON, NOW OR FORMERLY, TO POINT OF BEGINNING.

GRANTING ALSO A RIGHT OF WAY 10 FEET WIDE ON THE SOUTH SIDE OF LAND OF SAID FALKE HEIRS FROM OXFORD AVENUE TO THE PREMISES HEREINBEFORE MENTIONED AND HEREBY CONVEYED.

PARCEL ID: 111//059/000 000/
PROPERTY COMMONLY KNOWN AS: 16-18 WEST STREET, DUDLEY, MA 01571
(WORCESTER)

TITLE TO THE ABOVE REFERENCED PROPERTY CONVEYED TO WHITE TAIL
PROPERTY HOLDINGS, LLC FROM FRANCESCA P. RAMIREZ; LAUREN
FITZGERALD AND JOSEPH R. ZMETRA AND RECORDED ON FEBRUARY 27, 2024
IN BOOK: 70229 AND PAGE: 68 INSTRUMENT: 2024 00013994.

With regard to Tract 2, meaning and intending to describe the following land as more fully
described in Exhibit B to the Deed referenced above to White Tail Property Holdings, LLC
recorded with said Deeds at Book 70229, Page 68:

“Exhibit “B”

A certain tract or parcel of land situated on the westerly side of Oxford Avenue, in
Dudley, Worcester County, Massachusetts, and bounded and described as follows:

Beginning at a point ninety-two (92) feet north of the southeast corner of the John Parsons
homestead lot;

Thence westerly one hundred (100) feet on land of said lot;

Thence at a right angle forty (40) feet;

Thence at a right angle easterly one hundred (100) feet to Oxford Avenue;

Thence southerly forty (40) feet to point of beginning.

Being referred to as the “Second Tract” in deed from Emma E. Webster and Ruth E. Webster
to Joseph L. Zmetra and Stasia C. Zmetra dated October 18, 1952 and recorded in the
Worcester Registry of Deeds in Book 3459, Page 356.”

There is also included in the sale all equipment and fixtures situated on the above-described premises
to the extent the same are part of the realty.

Said premises will be conveyed subject to and/or with the benefit of any and all restrictions,
easements, improvements, covenants, outstanding tax titles, municipal or other public taxes, assessments,
liens or claims in the nature of liens, and existing encumbrances of record created prior to the mortgage, if any
there be.

Said premises will also be subject to any leases and tenancies having priority over said mortgage, to
tenancies or occupation by persons on the premises now and at the time of said auction which tenancies or
occupation are subject to said mortgage, to rights or claims in personal property installed by tenants or former
tenants now located on the premises, and also to all laws and ordinances including, but not limited to, all
building and zoning laws and ordinances. Said premises will also be subject to any and all Title 5 standard
requirements.

TERMS OF SALE:

The highest bidder shall be required to deposit cash or certified check in the amount of Forty Thousand (\$40,000.00) Dollars at the time and place of sale, the balance to be paid in full in or within thirty (30) days thereafter to be deposited in escrow with counsel for the mortgagee pending delivery of a foreclosure deed which shall be mortgagee's only further responsibility. The successful bidder shall be required to sign a Memorandum of Terms of Sale containing the above terms at the Auction sale. In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by Foreclosure Deed to the next highest bidder that shall successfully deposit with Mortgagee's attorneys, Ruberto, Israel & Weiner, P.C., the amount of the required deposit as set forth herein within three (3) business days after written notice of default of the previous highest bidder, the balance to be paid in or within thirty (30) days to be deposited, and deed to be transferred, as outlined hereinabove.

The deposit paid at the time of the sale shall be forfeited if the purchaser does not comply strictly with the terms of the sale. The purchaser will be responsible for all closing costs, state documentary stamps and recording fees.

Other terms to be announced at the time and place of sale.

Date: August __, 2026

WBL SPO I, LLC
Present Holder of said Mortgage
By its Counsel,

James C. Fox, Esquire
Ruberto, Israel & Weiner, P.C.
255 State Street, 7th Floor
Boston, Massachusetts 02109
(617) 742-4200

Publication Dates: