

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Kristian Rondeau to Payment Plans, Inc., dated October 19, 2012, and recorded with the Worcester County Registry of Deeds in Book 49811 at Page 363, and assigned to The Commodore Corporation by an Assignment of Mortgage recorded with the Worcester County Registry of Deeds in Book 54814 at Page 273 on January 13, 2016, of which mortgage the undersigned is the present holder by assignment, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 11 A.M. on the 22nd day of June 2022 at 40 South Spencer Road in Spencer, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

To wit:

A certain parcel of land, with the buildings and improvements thereon, shown as 40 South Spencer Road, Spencer, Massachusetts, and being shown on a plan of land in Spencer, Massachusetts surveyed for Troy P. Ramsey and Darlene M. Ramsey, dated June 23, 1999 by Donald A. Para Land Surveyor, Inc., and being recorded in the Worcester district Registry of Deeds in Plan Book 747, Plan 36, being the same premises as conveyed by deed dated January 12, 2006 and recorded with the Worcester District Registry of Deeds in Book 38240, Page 67.

Premises to be sold and conveyed subject to and with the benefit 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 the deed.

Terms of sale: A deposit of five thousand dollars (\$5,000) 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 Peter Vickery, Esq., 27 Pray Street, Amherst, MA 01002 within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

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

The Commodore Corporation
Present holder of said mortgage
By its Attorney,
Peter Vickery, Esq.
27 Pray Street
Amherst, MA 01002