

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by PAUL F. WOODIS and DIANN G. BALLARD to COUNTRY BANK FOR SAVINGS, dated November 8, 2001 and recorded with the Worcester District Registry of Deeds in Book 25238, Page 275, as affected by Affidavit Relating to Title dated May 21, 2002 and recorded as aforesaid in Book 26934, Page 184, as further affected by Note and Mortgage Modification Agreement dated March 25, 2013 and recorded as aforesaid in Book 50718, Page 296, 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 the 18th day of October, 2018, on the mortgaged premises believed to be known as 103 Summer Street, North Brookfield, Worcester County, Massachusetts, all and singular the premises described in said Mortgage, to wit:

“The land in North Brookfield, Worcester County, Massachusetts, with the buildings thereon situated on the southerly side of Summer Street, bounded and described as follows:

BEGINNING at the northeasterly corner thereof on the southerly side of said Summer Street;

THENCE southerly by land formerly of Charles Duncan now of one Brusco 221 feet and 3 inches to a stake and stones;

THENCE westerly by land formerly of Dulcena B. Adams now of one MacKay 76 feet to a stake and stones;

THENCE northerly by land formerly of Hiram M. Bemis now of one Cuddy 225 feet to said Summer Street;

THENCE easterly by said Summer Street 76 feet to the point of beginning;

Containing about 62 square rods, more or less.

BEING THE SAME PREMISES conveyed to the Mortgagors herein by Deed dated July 24, 2000 and recorded with the Worcester District Registry of Deeds in Book 22823, Page 353.”

The premises will be sold subject to 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 superior to the Mortgage, if any. Said premises will also be sold subject to all 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, also to all laws and ordinances including, but not limited to, all building and zoning laws and ordinances. It shall be the bidder's sole responsibility to ascertain all items described in this paragraph and no representations are made concerning compliance with applicable zoning, building, sanitary or other state and/or municipal regulations.

TERMS OF SALE: FIVE THOUSAND AND 00/100 (\$5,000.00) DOLLARS will be required to be paid in cash, or by certified or bank cashier's check by the purchaser at the time and place of sale. The balance of the purchase price on the sale shall be paid in cash, or by certified or bank cashier's check within thirty (30) days thereafter and the Deed transferred contemporaneously therewith. The successful bidder at the sale shall be required to sign a Memorandum of terms of sale containing the above terms at the Auction sale. The purchaser will be responsible for all closing costs, Massachusetts deed excise stamps and all recording fees.

The sale may be postponed or adjourned from time to time, if necessary, by the attorney for the mortgagee at the scheduled time and place of sale. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

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

Country Bank for Savings,
Present Holder of said Mortgage

By: /S/

Jonathan C. Sapirstein
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Date: August 22, 2018