

## 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 Louis C. Lovejoy and Daryl D. Lovejoy, to County Mortgage, LLC, dated October 4, 2017, and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 57864 at Page 234, 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 11:00 A.M. on the 1<sup>st</sup> day of December 2021, at 28 Allard Court, Millville, MA 01529, all and singular the premises described in said mortgage,

To wit:

The land with the buildings thereon in Millville, Worcester County, Massachusetts situated on Allard Court in said Millville, and being shown as Lot 7 on a plan entitled "Definitive Plan For "Thayer Heights" subdivision of Land For Marguerite Building Corp., Millville, Mass. July 1985 Revised: October 1985. Name & Address of Record Owner & Subdivider: Marguerite Building Corp., 127 East Central Street, Franklin, Mass. 02038" which plan is recorded with Worcester Deeds in Plan Book 548 as Plan No. 62.

Said Lot 7 contains 20,000 square feet according to said plan.

For title reference see Deed recorded with Worcester County Registry of Deeds, Book 11949 Page 345.

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 Demerle Hoeger LLP, 10 City Square, 4<sup>th</sup> Floor, Boston, MA 02129 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.

County Mortgage, LLC,  
Present holder of said mortgage,

By its Attorneys,  
Demerle Hoeger LLP  
10 City Square, 4<sup>th</sup> Floor  
Boston, MA 02129  
(617) 337-4444