

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 EZ Learning Realty LLC to Middlesex Loans LLC, dated December 11, 2023, and recorded at the Worcester County (Southern District) Registry of Deeds in Book 69982, Page 207, of which mortgage the undersigned together 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 11th day of June 2026, at 100 North Street, Southbridge, MA 01550, all and singular the premises described in said mortgage,

To wit:

The land in Southbridge, with the buildings thereon and all privileges and appurtenances thereto belonging, more particularly described as follows:

BEGINNING at an iron pin on the southerly line of North Street, 39 feet westerly from the corner of said Street and Crystal Street;

THENCE westerly by said North Street, 55 feet, 1 inch to an iron pin;

THENCE southerly by land now or formerly of Alfredo and Clorinda Francuzzi, 47 feet, 5 inches to an iron pin;

THENCE westerly at right angles by the last named land, 8 feet to an iron pin;

THENCE southerly at right angles by the last named land, 49 feet, 1 inch to an iron pin at land now or formerly of the Estate of Morton et al;

THENCE easterly, 34 feet 2 inches to an iron pin in the ground;

THENCE northerly, 17 feet, 10 inches to an iron pin in the ground;

THENCE again, easterly 21 feet, 10 inches to an iron pin in the ground at land now or formerly of Guiseppi A. Salviuola;

THENCE northerly by last named land, 70 feet, 6 inches to the point of beginning.

Said land is conveyed subject to and with the privilege of enjoying two certain rights of way to pass from said North Street to the building on the above-granted premises, first, that right of way described in an indenture dated November 16, 1926 between Channing M. Wells et al and Francuzzi and recorded with Worcester District Registry of Deeds in Book 2423, Page 332, and second, that right of way described in a deed from said Channing M. Wells et al to Guiseppi A. Salviuola dated July 17, 1928 and recorded with said deeds.

For title see deed recorded with said Registry of Deeds in Book 66274, Page 300.

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 wire transfer to Ligris + Associates, PC, 1188 Centre Street, 2nd Floor, Newton, MA 02459 on or before 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.

Middlesex Loans LLC,
Present holder of said mortgage,
By its Attorneys,
Ligris + Associates, PC
1188 Centre Street
Newton Center, MA 02459
(617) 274-1500