

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage ("Mortgage") given by Praise & Glory Church of God in Christ, Inc. ("Mortgagor") to California Baptist Foundation ("Original Mortgagee") dated June 22, 2007, and recorded with the Hampden County Registry of Deeds in Book 16761, Page 137, as affected by Affidavit recorded with said Registry at Book 17576, Page 499, of which Mortgage the undersigned California Baptist Foundation Charitable Church Fund and California Baptist Foundation Church Bond Fund are the present holders (the "Mortgage Holders") by assignment dated October 5, 2007 and recorded in said Registry at Book 17142, Page 560 (the "Assignment"), for breach of the conditions of said Mortgage and for the purpose of foreclosing the same, the premises described in said Mortgage all and singular will be sold at Public Auction AT 12:00 noon on January 16, 2009 at the mortgaged premises known as 331-339 State Street, Springfield, MA, to wit:

Certain real estate situated in SPRINGFIELD, Hampden County, Massachusetts, and bounded and described as follows:

Beginning at a point on the southeasterly line of State Street distant northeasterly by said line of said street one hundred fifty-two and 80/100 (152.80) feet from a stone bound at the intersection of said southeasterly line of said State Street and the northeasterly line of Myrtle Street at land now or formerly of Lillian Levine et als, thence running Northeasterly by said State Street one hundred thirty-four (134) feet to an iron pin at land of Monarch Life Insurance Company conveyed to it by the Springfield Five Cents Savings Bank by deed dated January 3, 1938 and recorded in Hampden County Registry of Deeds, Book 1651, Page 315, thence turning at an interior angle of 96° 5' and running Southeasterly by said last named land two hundred fifty-six and 80/100 (256.80) feet to an iron pin at land now or formerly of Wesson Memorial Hospital; thence turning at an interior angle of 91° 17' and running Southwesterly by said last named land one hundred twenty-two and 2/100 (122.02) feet to land of said Lillian Levine et als; and thence turning at an interior angle of 91° 4' and running Northwesterly by last named land two hundred seventy-three and 80/100 (273.80) feet to the point of beginning and making an interior angle of 81° 34' with the said line of State Street and being shown on a plan made by Ross and Leander, Surveyors, dated July 1937 and recorded in said Registry of Deeds in Book of Plans 16, Page 109. Together with the right to use for all purposes of a way a strip of land (10) ten feet wide adjacent to and along the northeasterly line

of the above described land running from said State Street to land now or formerly of said Wesson Memorial Hospital, and being the southwesterly ten (10) feet of the land so conveyed as aforesaid to the Monarch Life Insurance Company.

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 sold and conveyed subject to and with the benefit of the following, if any there be, insofar as in force and applicable and having priority over the Mortgage: any and all restrictions, easements, improvements, covenants, unpaid taxes, tax titles, municipal liens, assessments, other liens or claims in the nature of liens, rights of parties in possession, attachments and encumbrances, boundary line disputes, overlaps, encroachments and any matters which would be disclosed by an accurate survey and inspection of the premises.

Said premises will also be sold subject to and with the benefit of the following, to the extent the same are in force and applicable: Rights of way and other rights described in two documents dated June 8, 1967 and recorded in said Registry in Book 3292, Page 595 and Book 3292, Page 598 and shown on a plan entitled "Plan of Land in Springfield, Massachusetts, showing Rights of Way to Wesson Memorial Hospital and Springfield Masonic Temple, Inc., Durke, White, Towne and Chapdelaine, Civil Engineers and Land Surveyors" dated March 23, 1967 and recorded in said Registry of Deeds in Book of Plans 110, Page 128.

TERMS OF SALE. The successful bidder will be required to make a deposit at the sale as follows: an initial deposit shall be paid at the time and place of the foreclosure sale in the amount of \$50,000. Within five (5) business days after the sale an additional deposit shall be paid by the successful bidder sufficient to bring the aggregate deposit up to an amount equal to ten (10%) per cent of the auction price. The deposit shall be paid by the successful bidder to Shatz, Schwartz and Fentin, P.C. ("Escrow Agent") as earnest money, by certified or bank cashier's check, unless otherwise announced at the sale. The successful bidder will be required to pay the balance of the purchase price plus a 3.5% commission payment to the auctioneer in addition to the bid price, within thirty (30) days from the date of sale. TIME WILL BE OF THE ESSENCE.

In the event that the successful bidder at the public auction shall default in purchasing the within described property according to the terms of this Notice of Mortgagee's

Sale and/or the terms of the Memorandum of Sale executed at the public auction, the Mortgage Holders reserve all of their rights against such successful bidder and in addition, Mortgage Holders may, at their election, purchase the property for the amount bid by the successful bidder or sell the property to the second highest bidder at the public auction, provided that Mortgage Holders in their discretion may require, (i) said second highest bidder to deposit with the Escrow Agent the amount of the required deposits as set forth herein within three (3) business days after written notice to the second highest bidder of the default of the previous highest bidder, (ii) the second highest bidder to execute a Memorandum of Sale and (iii) the closing to occur within twenty (20) days of said written notice time being of the essence.

The Mortgage Holders reserve the right to sell any parcel or any portion thereof separately, or in any order that Mortgage Holders may choose and/or to postpone this sale to a later time or date by public proclamation at the time and date appointed for the sale and to further postpone any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date. The description for the premises contained in said Mortgage shall control in the event of a typographical error in this publication.

The successful bidder shall pay all recording fees and documentary stamps in connection with the transfer of the premises, any costs of obtaining smoke detectors, carbon monoxide detectors and smoke and carbon monoxide detector certificates and the transfer or issuance of any licenses, all real estate taxes, tax titles, and municipal charges due as of the date of sale and those due thereafter through the date of Closing, as well as all of its costs in connection with the transaction, including but not limited to title examinations and title premiums. No adjustments whatsoever will be made, whether for taxes, municipal charges, utilities or otherwise.

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

The successful bidder will be required to sign at the auction sale a Memorandum of Sale containing the terms of sale.

December 22, 2008 California Baptist Foundation Charitable
Church Fund and California Baptist
Foundation Church Bond Fund
Present holders of said Mortgage
By Shatz, Schwartz and Fentin, P.C.
Their attorneys

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