

TABLE OF CONTENTS

BIDDER'S INFORMATIONAL PACKAGE

128 WILBRAHAM ROAD HAMPDEN, MASSACHUSETTS

DESCRIPTION	PAGE #
MORTGAGEE'S SALE OF REAL ESTATE	1-15
TERMS TO BE ANNOUNCED AT AUCTION	16
MEMORANDUM OF MORTGAGEE'S SALE OF REAL ESTATE.....	17-31
MUNICIPAL LIEN CERTIFICATE.....	32-34

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MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the POWER OF SALE contained in a certain Mortgage given by **Hampden Realty Partners, LLC** to **TD Banknorth, N.A.** dated January 17, 2006 and recorded with the Hampden County Registry of Deeds at Book 15642, Page 1 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, all and singular the premises described in said Mortgage will be sold at Public Auction at **11:00 A.M. on Tuesday, January 10, 2012**, on the Premises, located at **128 Wilbraham Road, Hampden, Hampden County, Massachusetts.**

To wit:

The land in Hampden, Hampden County, Massachusetts, bounded and described as follows:

PARCEL NO.1

Tract No.1: A certain parcel of land with the buildings thereon situated at Hampden, Hampden County, Massachusetts, and being on the northerly side of the highway leading from Allen's Corner to the Village of Hampden and bounded and described as follows:

Beginning at an iron pin in the Northerly line of said highway, said pin being 148.15 feet Easterly measured by said Northerly line from a stone bound in said Northerly line, said pin being also in the Westerly line of an old road leading from said highway to Goat Rock and running thence North 35° East 223.90 feet by said Westerly line of said old road, said Westerly line being the Easterly boundary line of land of Anna D. Filiere to an iron pin; thence Easterly, Northerly and Westerly by a curved course of 68.35' radius by said Westerly line and said land of said Anna D. Filiere 66.27 feet to an iron pin; thence North 69°27' East by land of Austin K. Harris 15 feet to an iron pin; thence North 89° 8' East along said land of said Austin K. Harris 200 feet to an iron pin; thence South 28° 56' West 258.14 feet by land of said Austin K. Harris to an iron pin in the Northerly line of said highway; thence South 84°58'30" West 200 feet by said highway to an iron pin, said iron pin being in the Easterly line of said old road; thence Westerly along said highway 28.73 feet to the place of beginning.

Subject to a right of way over said old road.

Tract No. 2: The land in Hampden, County of Hampden, Commonwealth of Massachusetts being more particularly bounded and described as follows;

Being all my right, title and interest, if any, and located Northerly of Main Street in said Hampden as currently existing. Southerly of the parcel of land conveyed in Parcel I of

this deed. Meaning and intending to convey and hereby conveying all my right title and interest in land which once was used as a portion of Main Street which has since been discontinued by the Town of Hampden.

PARCEL NO.2

Being all our right, title and interest, if any, in land located northerly of Main Street in said Hampden as currently existing and southerly of the parcel of land deeded to Hampden Country Club, Inc. by us in a deed recorded in the Hampden County Registry of Deeds in Book 6116, Page 56.

Being the same parcel of land which once was used as a portion of Main Street which has since been discontinued by the Town of Hampden.

PARCEL NO.3

The land in Hampden, Hampden County, Massachusetts, bounded and described as follows:

Tract No.1: Beginning at the South West Corner of said tract on the Easterly side of Wilbraham Road and on land of David Toohig, thence East on land of said Toohig and land of Orville and Warren Pease, to the top of the hill to a pile of stones on a ledge, it being on land of Sumner Sessions; thence Northerly on land of said Sessions to a pile of stones on land of Edna M. Isham; thence West on land of said Isham to a pipe and stones; thence Southerly one hundred forty (140) feet to a pipe and stones; thence Westerly about fifty (50) feet to a pipe and stones; thence Northerly one hundred forty (140) feet to a pipe and stones; thence Westerly to a pipe on the East side of Wilbraham Road; thence Southerly on said road to first mentioned bound.

Tract No.2: The land situated on the Easterly side of the highway leading from Wilbraham, Massachusetts, to Somers, Connecticut, commonly known as Wilbraham Road, bounded North, East, and South by land now or formerly of A.C. Burleigh and Westerly by said highway.

Tract No.3: A certain parcel of land located in the Town of Hampden, Hampden County, Massachusetts, lying northerly of the property formerly of the Baptist Church Society, bounded and described as follows:

Beginning at a stake and stones on the northwest corner of land now or formerly of Frank Malachowsky; thence running southerly 12°06' West about nine hundred twelve and 60/100 (912.60) feet to the stake in stone wall at the northwest corner of land now or formerly of William Johnson; thence running westerly along land now or formerly of one Pease and others to a stone bound near the top of the mountain and land supposedly of

one Burleigh; thence running northerly along said supposed land of said Burleigh to stone bound in the ledges on the land of the estate of one Isham; thence running easterly along land of said Isham and land now or formerly of one Premont to the first mentioned bound.

Conveying also a right of way from the south side of the above described land through the lane between land now or formerly of one Schute and now or formerly of one Pease to the Main Street in said Hampden Village.

Tract No.4: Beginning at the southwesterly corner of said tract east of the road and on land now or formerly of David Toohig; thence east on land now or formerly of said Toohig and land now or formerly of Orville and Warren Pease to the top of the hill to a pile of stones on a ledge, it being on land now or formerly of Sumner Sessions; thence north on land now or formerly of said Sessions to land now or formerly of John N. Isham; thence westerly on land now or formerly of said Isham to the above mentioned road; thence southeasterly on said road to land now or formerly of Lyman Phelps or wife; thence easterly, southerly and westerly on land now or formerly of said Phelps or wife to the above mentioned road; thence southerly on said road to the place of beginning.

Excluding therefrom those parcels which have been conveyed therefrom of record in the Hampden County Registry of Deeds.

Tract No.5: Beginning at a point on the easterly line of the highway leading from Wilbraham to Somers, Connecticut, said point of beginning being the northwest corner of the parcel being hereby conveyed and being also the southwest corner of land now or formerly of Sylvanus Stebbins; thence running Easterly along the southerly line of land now or formerly of said Stebbins, five hundred sixteen (516) feet to a stake; thence Southerly, forming an interior angle of $104^{\circ}30'$, a distance of four hundred (400) feet to a stake; thence Westerly forming an interior angle of $75^{\circ}30'$, a distance of four hundred seventy-five (475) feet to a stake; thence deflecting $23^{\circ}00'$ feet to the right and running Westerly one hundred ninety-three (193) feet to a stake on the easterly line of Wilbraham Road at an included angle of $107^{\circ}25'$ with the easterly line of said road; thence Northerly along the easterly line of said Wilbraham Road, one hundred seventy-five (175) feet to the place of beginning, forming an included angle of $95^{\circ}30'$ with the first described line.

Also conveying the right to use for all usual purposes of ingress and egress the existing portion of the driveway running from the highway northeasterly to the dwelling located on the herein described parcel.

Tract No.6: The land situated on the Westerly side of Wilbraham Road, Hampden, Hampden County, Massachusetts, bounded and described as follows:

Beginning at an iron pin in the Westerly Street line of Wilbraham Road at the northeast corner of land now or formerly of Northeast Land Development Trust, described as the second parcel in deed from Daniel Horace Isham et ux to Willard S. Robbins et als dated September 16, 1971, and recorded in Hampden County Registry of Deeds, Book 3628, Page 145; thence running North $71^{\circ}26'52''$ West, four hundred twenty-four and $09/100$ (424.09) feet along said second parcel to an iron pin; thence running North $08^{\circ}9'15''$ East, two hundred eighty-four and $71/100$ (284.71) feet to land now or formerly of one Keith J. Dallas; thence running South $81^{\circ}14'20''$ East along land of said Dallas, now or formerly of Krawiec, now or formerly of Gneda, now or formerly of Burgess, six hundred fourteen and $99/100$ (614.99) feet to an iron pin in the westerly street line of said Wilbraham Road; thence Southwesterly by said Wilbraham Road in a curve having an arc of 200.26 feet and a radius of 453.92 feet to an iron pin; thence South $43^{\circ}26'40''$ West, two hundred ten and $01/100$ (210.01) feet to the point of beginning.

Being a part of the premises shown on "Plan of Land, Wilbraham Road, Hampden, Mass. for Daniel H. Isham, Wilbraham Road, Hampden, Mass." by Smith & Wallen, Engineering Company, Inc., 602 White Street, Springfield, Mass. dated August 1971, recorded in Hampden County Registry of Deeds in Book of Plans 130, Pages 92 and 93.

Tract No.7: The land in Hampden, Hampden County, Massachusetts, being shown as the parcel entitled "Dorothy J. & James A. Reardon 2.59 AC." on a Plan of Land for Dorothy J. & James A. Reardon recorded in Hampden County Registry of Deeds on Book of Plans 124, Page 56, said real estate being more particularly bounded and described as follows:

Southeasterly by Wilbraham Road, three hundred thirty-seven and $05/100$ (337.05) feet; Northeasterly by other land now or formerly of Dorothy J. & James A. Reardon, three hundred fifteen (315.00) feet; Northwesterly by last named land, four hundred eighty-one and $17/100$ (418.17) feet; and Southwesterly by land now or formerly of Northeast Land Development Trust, two hundred sixty-two and $73/100$ (262.73) feet.

Being the premises known locally as #125 Wilbraham Road, Hampden.

Tract No.8: Beginning at an iron pipe in the Westerly street line of Wilbraham Road at the Southeasterly corner of land now or formerly of Frank L. Munsell as shown on a plan recorded in Hampden County Registry of Deeds in Book of Plans 36, Page 97; thence running South $38^{\circ}16'10''$ West along the Westerly street line of Wilbraham Road a distance of three hundred (300) feet to an iron pipe; thence running North $81^{\circ}43'40''$ West along land now or formerly of Sunshine Realty Corporation, a distance of two hundred fifty-four (254) feet to an iron pipe; thence running North $38^{\circ}16'10''$ East along land now or formerly of one Daniel H. Isham, a distance of three hundred (300) feet to a stone bound at land now or formerly of Frank L. Munsell as shown on the aforementioned plan; thence running South $81^{\circ}43'40''$ East along said land of said Munsell as shown on said

plan, a distance of two hundred fifty-four (254) feet to the iron pipe in the Westerly street line of Wilbraham Road at the point of beginning.

Tract No.9: Beginning at the northwesterly corner of the within premises which is the southwesterly corner of land now or formerly of Frank L. Munsell et ux, at an iron pin in the easterly line of Wilbraham Road; thence south $51^{\circ}11'20''$ east by said land now or formerly of Munsell 127.50 feet to an iron pin; thence south $35^{\circ}38'17''$ west by land now or formerly of Northeast Land Development Trust 145.99 feet to an iron pin; thence north $60^{\circ}45'30''$ west by said land now or formerly of Northeast Land Development Trust 137.85 feet to an iron pin in the easterly line of said Wilbraham Road; thence north $38^{\circ}16'10''$ east by said Wilbraham Road 153.40 feet to an iron pin; thence north $45^{\circ}47'40''$ east by said Wilbraham Road 15 feet to the point of beginning.

Tract No.10: The land in Hampden, together with the buildings thereon on the easterly side of Wilbraham Road, in said Hampden, more particularly bounded and described as follows:

Beginning at the Southwesterly corner of the granted premises at an iron pin in the Easterly line of said Wilbraham Road, which iron pin is also located at the Northwesterly corner of land now or formerly of Fred Dwight; thence, North $33^{\circ}38'10''$ East by said Wilbraham Road, fifty-eight (58) feet to an iron pin; thence, North $38^{\circ}16'10''$ East by said Wilbraham Road, one hundred sixty-seven (167) feet to an iron pin (there being a stone wall along the Easterly line of said Wilbraham Road for this distance); thence South $60^{\circ}45'30''$ East by land now or formerly of John B. Isham one hundred thirty-seven and $85/100$ (137.85) feet to an iron pin; thence South $26^{\circ}02'10''$ by land now or formerly of Frank L. and Valeda F. Munsell and along a wire fence ninety (90) feet to an iron pin; thence South $84^{\circ}41'50''$ East by land now or formerly of said Munsell and along a wire fence, twenty-five (25) feet to an iron pin; thence South $20^{\circ}15'10''$ West, fifty-eight (58) feet to an iron pin; thence North $83^{\circ}24'50''$ West by land formerly of Edna M. Isham, two hundred twenty-two and $62/100$ (222.62) feet to the place of beginning.

Being the same premises shown on "Plan of property on Wilbraham Road, Hampden, Massachusetts to be deeded to Reginald H. & Mary L. Isham, Scale: 1 = 30' Sept. 1967. H.F. Helberg Civil Engineering Hampden, Massachusetts."

Tract No. 11: Certain real estate situated on the Easterly side of Wilbraham Road, Hampden County, Massachusetts, bounded and described as follows:

Beginning at an iron pin on the Easterly side of Wilbraham Road, said iron pin being the Southwest corner of the property and the Northwest corner of Isham; thence running N $38^{\circ}16'10''$ E. along the Easterly side of Wilbraham Road to an iron pin at land of Annabelle Isham, 167 feet; thence running along last named land S $60^{\circ}45'30''$ E a distance of one hundred thirty-seven and $85/100$ (137.85) feet to an iron pin; thence along

last named land N 35°38'17" E a distance of one hundred forty-five and 59/100 (145.59) feet to an iron pin at land to be retained by Munsell; thence running along retained land S 51°11'20" E seventy-two and 50/100 (72.50) feet to an iron pin; thence along retained land N 38°50'51" E a distance of one hundred fifty-eight and 63/100 (158.63) feet to an iron pin; thence N 54°12'44" W a distance of one hundred eighty-two and 04/100 (182.04) feet to an iron pin on the Easterly side of Wilbraham Road; thence N 45°47'40" E along the Easterly line of Wilbraham Road a distance of sixty (60) feet to an iron pin at land of Albert J. and Waneta J. Reardon, Jr.; thence along last named land S 77°34'55" E a distance of four hundred twenty-eight and 40/100 (428.40) feet to an iron pin; thence continuing along last named land N 32°16'05" E a distance of one hundred sixteen and 95/100 (116.95) feet to an iron pin; thence S 77°34'55" E along last named land a distance of one hundred sixty-three and 72/100 (163.72) feet to an iron pin at the Southeast corner of the last named land; thence S 76°51'00" E along Heirs of Daniel R. Isham a distance of one thousand three hundred forty-one and 64/100 (1,341.64) feet to an iron pin; thence running along last named land N 25°03'25" E a distance of one hundred seventy-one and 92/100 (171.92) feet to an iron pin; thence running along last named land S 76°02'20" E a distance of one thousand one hundred thirty-seven and 79/100 (1,137.79) feet to a pile of stones at land of Leonard G. Curtis; thence along last named land S 17°40'00" W a distance of six hundred thirteen and 16/100 (613.16) feet to an iron pin at the Southeast corner of the property; thence N 79°12'56" W a distance of three thousand three hundred fifty-seven and 35/100 (3,357.35) feet to the iron pin at the place of beginning.

Tract No. 12: The land in Hampden, County of Hampden, Massachusetts being designated as 8.437 acres as shown on plan of land for JAMES A. REARDON ET UX said parcel bounded and described as follows:

Easterly by Wilbraham Road, three hundred twenty and 95/100 (320.95) feet; thence Southerly by land now or formerly of James A. Reardon et ux as shown on said plan, three hundred fifteen (315) feet; thence Easterly by other land now or formerly of James A. Reardon et ux four hundred eighty-one and 17/100 (481.17) feet; thence Southerly by land now or formerly of Walter R. Isham et ux, three hundred forty-four and 3 8/100 (344.38) feet; thence Westerly by land of owner unknown, as shown on said plan, seven hundred fifty-nine and 14/100 (759.14) feet; and thence Northerly by land now or formerly of Daniel R. Isham Heors, a total distance of eight hundred nine and 45/100 (809.45) feet.

Tract No. 13: The land in Hampden, Hampden County, Massachusetts described as follows:

Meaning and intending to convey and hereby conveying all of the premises conveyed to the grantor herein lying Westerly of Wilbraham Road and Easterly of Allen Street as described in a deed from Ryland E. Robbins, Trustee of Northeast Land Development

Trust dated December 27, 1985, and recorded with the Hampden County Registry of Deeds, Book 5983, Page 198.

Tract No. 14: Certain real estate situated in Hampden, Hampden County, Massachusetts, more particularly bounded and described as follows:

Beginning at a point on the Easterly side of the highway leading from the Town of Wilbraham to Somers, Connecticut, at the southwesterly corner of land now or formerly of Sylvanus Stebbins and running thence EASTERLY one hundred fifty-four (154) rods and twenty-one (21) links to a stake and stones; thence SOUTH $24 \frac{1}{4}^{\circ}$ WEST about fifty (50) rods to a stake and stones; thence WEST $\frac{1}{2}$ \square SOUTH one hundred fifty-nine (159) rods and fifteen (15) links to the highway; thence NORTHERLY on the highway to the first mentioned bound.

Tract No.15: Certain real estate situated on the Westerly side of Wilbraham Road, Hampden, Hampden County, Massachusetts, bounded and described as follows:

Beginning at an iron pipe in the Westerly street line of Wilbraham Road at land of Francis H. Barry; thence running N $80^{\circ}57'10''$ W along land of said Barry and one Thomas a distance of 1630.00 feet to an iron pipe; thence running N $25^{\circ}08'50''$ W along land of John H. Schaffer a distance of 408.17 feet to an iron pipe; thence running S $81^{\circ}43'40''$ E along land of Frank L. Munsell a distance of 176.52 feet to an iron pipe; thence running S $79^{\circ}23'30''$ E along land of said Munsell a distance of 249.06 feet to an iron pipe; thence running N $31^{\circ}06'10''$ E along land of said Munsell a distance of 186.02 feet to an iron pipe; thence running S $81^{\circ}43'40''$ E along land of said Munsell a distance of 1299.50 feet to an iron pipe in the Westerly street line of Wilbraham Road; thence running S $38^{\circ}16'10''$ W along the said Westerly street line of Wilbraham Road a distance of 420.65 feet to an iron pipe at the point of beginning.

Tract No. 16: Beginning at an iron pipe in the Westerly streetline of Wilbraham Road at the Northeast corner of other land of the grantor; thence running N $58^{\circ}44'20''$ W a distance of 117.31 feet to an iron pipe; thence N $81^{\circ}53'40''$ W a distance of 70.63 feet to an iron pipe; thence N $50^{\circ}05'20''$ W a distance of 164.50 feet to an iron pipe; thence $78^{\circ}50'10''$ W a distance of 2163.50 feet to an iron pipe; thence N $74^{\circ}23'40''$ W a distance of 441.35 feet to an iron pipe at land now or formerly of Kathryn Hannah, (all of the aforesaid directions and distances being by land now or formerly of Daniel Horace Isham and Beatrice Blanche Isham); thence N $9^{\circ}47'10''$ E a distance of 271.94 feet to an iron pipe, by said Hannah land; thence S $80^{\circ}12'50''$ E a distance of 415.92 feet to an iron pipe; thence S $81^{\circ}14'20''$ E a distance of 2180.39 feet to an iron pipe; thence S $08^{\circ}09'15''$ W a distance of 284.71 feet to an iron pipe; thence S $71^{\circ}26'52''$ E a distance of 424.09 feet to an iron pipe in the Westerly line of said Wilbraham Road; thence S $43^{\circ}26'40''$ W by said Wilbraham Road, a distance of 182.07 feet; thence S $45^{\circ}47'40''$ W by said Wilbraham Road, a distance of 37.83 feet to an iron pipe at the point of beginning.

Being the premises shown on "Plan of Land, Wilbraham Road, Hampden, Massachusetts for Daniel H. Isham, Wilbraham Road, Hampden, Massachusetts" by Smith & Wallen, Engineering Company Inc., 602 White Street, Springfield, Massachusetts dated August, 1971, recorded in Hampden County Registry of Deeds Plan Book 130, Page 92-93.

Tract No. 17: Beginning at an iron pin located at the Southeast corner of land now or formerly of Robert E. and Leona A. Isham and at land now or formerly of Irene Madus, which iron pin is South 80°29'50" East a distance of 746.15 feet from an iron pin in the Easterly line of said Allen Street and running thence South 80°29'50" East a distance of 458.85 feet to an iron pin in the brook at other land of the grantor herein; thence North 25°08'50" West a distance of 91.17 feet along said brook and land now or formerly of Robert E. and Leona A. Isham to an iron pin at said land of said Robert E. and Leona A. Isham to an iron pin; thence in a Northerly and Westerly irregular course along said brook and land now or formerly of said Robert E. and Leona A. Isham to an iron pin at said other land of said Robert E. and Leona A. Isham; thence South 68°38'01" East a distance of 480.30 feet along land of said Robert E. and Leona A. Isham to an iron pin; thence South 9°30' 10" West a distance of 150 feet along other land of the said Robert E. and Leona A. Isham to the iron pin at the point at the beginning. Subject to riparian rights in said brook. Said Irene Madus is otherwise known as Irene Andrus.

PARCEL NO.4

Tract No.1: The land in Hampden, Hampden County, Massachusetts. on both sides of the highway leading from the Village of Hampden, West to what is known as Allen corner and bounded:

BEGINNING on the south side of said highway at large rock nearly opposite the dwelling house n/f owned by the heirs of Henrietta Ormsby, thence westerly on the southerly side of said highway, twenty-six (26) rods to a point near the northwest corner of a dwelling house which was formerly the office of the Ravine Manufacturing Company; thence, crossing said highway, northerly nine (9) rods, eighteen (18) links to a rock with a hole drilled in it and to land n/f of Edmund Wall; thence westerly on said Wall land, eleven (11) rods, seven (7) links to a post set in the ground at the southwest corner of said Wall land; thence, continuing westerly on land formerly of the heirs of Eleazer Scriptor, sixty-seven (67) rods to a heap of stones on a small rock and to land conveyed by W.L. Burt to Eleazer Scriptor; thence northerly on land owned, n/f by Emily Scriptor and others, twelve (12) rods to a heap of stones and land n/f of R.O. Sessions; thence W 1° S. fifty-one (51) rods. three (3) links on land formerly owned by D.H. Stebbins to land owned, n/f by the heirs of W.L. Burt; thence S. 90° E, thirty-six (36) rods, sixteen (16) links to an oak tree marked; thence S. 31 1/4° E. twenty-five (25) rods, sixteen (16) links to a wild cherry tree on the north side on said highway; thence crossing said highway to the southerly side thereof; thence W. 41° S. ten (10) rods and six (6)

links to land n/f of the heirs of W.L. Burt; thence S. 26 ½° E. to a soft maple tree on the north bank of the Scantic River; thence crossing said river to the south line of the farm n/f of one leach and to land n/f of Orville Pease; thence easterly on said Pease land to land n/f of the heirs of Beriah Smith; thence E. 36° N. seventy (70) rods to land n/f of W.H. Cady; thence N. 9 ½° W. twenty (20) rods and twenty (20) links to a large rock near the pond; thence crossing said pond to a large rock at the southwest corner of land owned formerly by F.K. Lathrop; thence northerly on the last named land and on land n/f of the heirs of Henrietta Ormsby, sixteen (16) rods more or less to the point of beginning.

EXCEPTING, however, from the premises above described, any tracts of record previously conveyed, including a tract on the north side of the highway conveyed to Sidney P. Chapin by deed dated November 9, 1910, and recorded in Hampden County Registry of Deeds in Book 796, Page 393; and two small adjoining tracks in the easterly part of that portion of the premises above described which lies south of the said highway, the former of the two having been conveyed to Jonathon Ames by deed dated April 22, 1887, and recorded in said registry in Book 438, Page 114, and by him to Morton L. Day by deed dated September 8, 1891, recorded in said Registry in Book 482, Page 505, and the latter of said two having been conveyed to said Morton L. Day by deed dated July 16, 1912, recorded in said Registry in Book 849, Page 481. Also excepting the portion of the locus conveyed in deed dated November 3, 1961, recorded in said Registry in Book 2844, Page 567.

The western boundary of this property has been further defined by a Boundary Line Agreement entered into by the Mortgagor herein and Thomas J. Simanowitz that was executed on November 15, 1976 and recorded on January 26, 1977 in the Hampden County Registry of Deeds in Book 4379, Page 282 and further defined in Book of Plans 168, Pages 54 & 55.

Tract No.2: The Land in Hampden, Hampden County, Massachusetts, bounded and described as follows:

PARCEL A

BEGINNING at a point on the Northerly side of Main Street at the Southeasterly corner of land of Baron and running thence

N 32° 50' 38" E along last named two hundred fifty-eight and 14/100 (258.14) feet to other land of Harris, thence turning and running

S 10° 41' 46" W a distance of ninety and 00/100 (90.00) feet to a point; thence running

- S 86° 57' 22" E one hundred thirty-six and 66/100 (136.66) feet to a point, thence running
- S 10° 41' 46" W a distance of three hundred fifty-eight and 98/100 (358.98) feet to a point; thence running
- N 88° 44' 56" W ninety-seven and 08/100 (97.08) feet to an iron pin; thence continuing
- N 67° 54' 22" W one hundred thirty-nine and 75/100 (139.75) feet to the place of beginning.

All as shown on a plan of land entitled "Plan of Land Main Street, Hampden, Mass. for Austin K. Harris, Smith & Whallen Eng. Co. Inc." dated August 1976, and recorded in Hampden County Registry of Deeds.

TOGETHER WITH rights of way, for which roads are commonly used, over ways shown on said plan (1) running from the northerly side of Main Street between properties now or formerly owned by Baron, thence turning and running easterly, and thence turning and running southerly to the house shown on Parcel B. (2) running from the northerly side of Main Street, between properties now or formerly owned by Baron, thence running northerly along land of Baron and Sparks and Hampden Nurseries. (3) running from the northerly side of Main Street, at a distance of approximately 320 feet from the southwesterly corner of land now or formerly of Baron, in a northeasterly direction, and thence turning and running in a westerly direction, as shown by dashed lines in said plan.

TOGETHER WITH a right of way, for which roads are commonly used, over a way, not shown on said plan, commonly known as the Old Stagecoach road.

PARCEL B

The land in Hampden, Hampden County, Massachusetts, bounded and described as follows:

BEGINNING at a point on the northerly side of Main Street, said point being two hundred (200) feet distance from an iron pin at the Southwesterly corner of land now or formerly of Muto, and thence running

- S 64° 15' 32" W a distance of one hundred two and 10/100 (102.10) feet to an iron pin; and thence running
- N 88° 44' 56" W a distance of two hundred and 00/100 (200.00) feet to a point; thence running

N 10° 41' 46" E a distance three hundred fifty-eight and 98/100 (358.98) feet to a point; thence running

N 86° 57' 22" W a distance of one hundred thirty-six and 66/100 (136.66) feet to a point; thence running

S 10° 41' 46" W a distance of ninety and 00/100 (90.00) feet to a point; thence running

N 86° 57' 22" W a distance of feet two hundred and 00/100 (200.00) to an iron pin; thence running

S 73° 21' 38" W a distance of fifteen and 00/100 (15.00) feet to an iron pin on the easterly line of land now or formerly of Baron; thence running

N 16° 38' 22" W a distance of two hundred nine and 16/100 (209.16) feet to an iron pin; thence running

N 05° 22' 22" W a distance of two hundred seventy-one and 96/100 (271.96) feet to an iron pin; thence running

N 06° 29' 05" E a distance of three hundred fifty-seven and 06/100 (357.06) feet to an iron pin; thence running

N 00° 26' 16" W a distance of two hundred fifty-nine and 35/100 (259.35) feet to an iron pin; thence running

N 10° 39' 15" E a distance of three hundred eighty-six and 15/100 (386.15) feet to an iron pin: thence running

S 86° 59' 49" E a distance of eighty-eight and 39/100 (88.39) feet to a point; thence running

S 85° 23' 22" E a distance of three hundred six and 55/100 (306.55) feet to a point; thence running

N 87° 50' 42" E a distance of one hundred ninety-eight and 06/100 (198.06) feet to a point; thence running

- S 78° 21' 03" E a distance of ninety-nine and 51/100 (99.51) feet to a point; thence running
- S 83° 09' 58" E a distance of two hundred twenty-one and 32/100 (221.32) feet to a point; thence running
- S 77° 40' 46" E a distance of one hundred nine and 05/100 (109.05) feet to a point; thence running
- S 86° 26' 18" E a distance of two hundred sixty-eight and 15/100 (268.15) feet to an iron pin; thence running
- S 29° 15' 07" W a distance of one thousand two hundred twenty-six and 96/100 (1,226.96) feet to an iron pin; thence running
- S 08° 25' 35" E a distance of four hundred forty-one and 92/100 (441.92) feet to an iron pin on the Northerly side of Main Street; thence running
- S 64° 15' 32" W a distance of two hundred and 00/100 (200.00) feet to the point of beginning.

All as shown on a plan of land entitled "Plan of Land Main Street, Hampden, Mass. for Austin K. Harris, Smith & Wallen Eng. Co. Inc." dated August 1976, and recorded in Hampden County Registry of Deeds.

PARCEL C

The land in Hampden, Hampden County, Massachusetts, bounded and described as follows:

BEGINNING at an iron pin on the northerly side of Main Street, at the southwesterly corner of land now or formerly of Muto, and thence running

- S 64° 15' 32" W a distance of two hundred and 00/100 (200.00) feet to a point; thence running
- N 15° 08' 39" W a distance of five hundred four and 91/100 (504.91) feet to a point; thence running

N 81° 34' 25" E a distance of two hundred fifty and 00/100 (250.00) feet to an iron pin; thence running

S 08° 25' 35" E a distance of four hundred forty-one and 92/100 (441.92) feet to the point of beginning.

All as shown on a plan of land entitled "Plan of Land Main Street, Hampden, Mass. for Austin K. Harris, Smith & Wallen Eng. Co. Inc." dated August 1976, and recorded in Hampden County Registry of Deeds.

TOGETHER WITH rights of way, for which roads are commonly used, over ways shown on said plan (1) running from the northerly side of Main Street between properties now or formerly owned by Baron, thence turning and running easterly, and thence turning and running southerly to the house shown on Parcel B. (2) running from the northerly side of Main Street, between properties now or formerly owned by Baron, thence running northerly along land of Baron and Sparks and Hampden Nurseries. (3) running from the northerly side of Main Street, at a distance of approximately 320 feet from the southwesterly corner of land now or formerly of Baron, in a northeasterly direction, and thence turning and running in a westerly direction, as shown by dashed lines as said plan.

TOGETHER WITH a right of way, for which roads are commonly used, over a way, not shown on said plan, commonly known as the Old Stagecoach Road.

EXCEPTING from the premises conveyed hereby that portion of Parcel No. 3 that consists of Tracts No. 6 and 7 and Lots 2, 3, 4, 5, 6 and 7 as shown on a survey prepared by Smith Associates Surveyors, Inc. entitled "Definitive Subdivision Plan" dated October, 1987 and recorded in the Hampden County Registry of Deeds in Book of Plans 270, Page 20.

The Premises are also conveyed subject to and with the benefit of two certain easements: A drainage easement from Beal Bank SSB to the New Hampden Country Club, Inc by document dated July 10, 1996 and recorded in the Hampden County Registry of Deeds at Book 9555, Page 481; and, a septic easement from Beal Bank SSB to the New Hampden Country Club, Inc by document dated July 10, 1996 and recorded at the Hampden County Registry of Deeds at Book 9555, Page 475.

Also conveying the Real Property transferred from BRE-N, Inc to the New Hampden Country Club, Inc by quitclaim deed dated April, 20, 1998 and recorded at the Hampden County Registry of Deeds at Book 10301, Page 523.

EXCEPTING from the Premises herein conveyed is the property conveyed by the New Hampden Country Club, Inc to the Town of Hampden by document dated May 22, 1998 and recorded at the Hampden County Registry of Deeds Book 10301, Page 521.

ALSO EXCEPTING from the premises herein conveyed is the following parcel:

The land in said Hampden more particularly bounded and described as "other land of Goat Hill Associates" as shown on a Plan of Land entitled, "Definitive Subdivision Plan" Hampden, Massachusetts owned by Goat Hill Associates, Revised November 28, 1988 by Smith Associates Surveyors, Inc.; said parcel contains 3.7189 acres and said Plan is recorded in the Hampden County Registry of Deeds, Book of Plans 270, Page 20.

BEING the same premises conveyed to the mortgagor herein by deed recorded simultaneously herewith.

Excepting and excluding from the above-described mortgaged premises are those parcels of land released under a Partial Release dated June 25, 2009 and recorded with the Hampden County Registry of Deeds at Book 17937, Page 106 and a Partial Release dated June 11, 2010 and recorded with the Hampden County Registry of Deeds at Book 18348, Page 317.

Said premises will be sold subject to any and all valid superior or prior liens on the said premises, including liens, encumbrances, attachments, levies, unpaid taxes, mortgages, easements, rights-of-way, occupancies, leases, municipal charges or other defects of title, federal, state, district and municipal taxes, liens and assessments and rights of redemption under applicable law, and will be conveyed subject to any of the above and shall, notwithstanding this sale, constitute valid superior prior liens or encumbrances thereon after said sale. Further, in the event that the proceeds of this sale are not sufficient to pay all sums due to the Mortgagee, the Mortgagee reserves the right and power under said Mortgage to foreclose any and all other property mortgaged thereunder or under any other Mortgage or Security Agreement. Mortgagee reserves the right to bid at the auction.

Mortgagee reserves the right to adjourn the sale from time to time. In the event that the successful bidder at the foreclosure sale shall default in purchasing the premises according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right, exercisable at its sole option, to sell the premises by foreclosure deed to the second highest bidder for an amount equal to such second highest bidder's highest bid, provided that such second highest bidder shall deposit with Mortgagee's attorney the amount of the required deposit

as set forth herein and shall execute and deliver the Memorandum of Sale within five (5) business days after written notice of the default of the previous highest bidder, and title shall be conveyed to such second highest bidder within thirty (30) days of such written notice. In the event that such second highest bidder does not execute and deliver the Memorandum of Sale within such period of five (5) business days, or defaults in purchasing the premises according to the terms of a Memorandum of Sale, the Mortgagee reserves the right, exercisable at its sole option, to sell the premises by foreclosure deed to itself for the amount of such second highest bid.

TERMS OF SALE shall include a down-payment in the amount of Fifty Thousand and 00/100 (\$50,000.00) Dollars upon the acceptance of the successful bidder's bid, payable in cash or by bank or by certified check. The successful bidder will be required to sign a Memorandum of Sale at the conclusion of the auction in the form provided by the Mortgagee. The Memorandum of Sale requires that the deposit be increased to ten (10%) percent of the purchase price within five (5) business days after the auction. The balance of the purchase price shall be due and payable within thirty (30) days of said sale; successful bidder to pay costs of transfer, including recording fees and documentary stamps.

This 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 of the premises contained in said Mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

Signed:
TD BANK, N.A. f/k/a TD BANKNORTH, N.A.,
present holder of said Mortgage,
By Its Attorneys,
Thomas E. Pontes, Esquire
WYNN & WYNN, P.C.
90 New State Highway
Raynham, MA 02767
Tel. No. (508) 823-4567

TERMS TO BE ANNOUNCED AT AUCTION

1. Successful bidder will be required to execute a memorandum of this sale which memorandum evidences the successful bidder's obligation to purchase the premises for the bid amount.
2. If the successful bidder does not close on the sale and tender the balance of the bid price within the scheduled time for closing which is in or within thirty (30) days from the date hereof, the bidder will forfeit his/her deposit. Time is of the essence of this agreement.
3. The Mortgagee will agree to convey the auctioned property by a standard foreclosure deed.
4. At the closing of this sale, no adjustments or credits will be made for taxes, assessments, betterments or other municipal charges. The Mortgagee has obtained from the Town of Hampden current municipal lien certificates, which, according to the records of the Town of Hampden, set forth the status of outstanding real estate taxes and other municipal charges. We make no representation or warranty with respect to the accuracy of the information provided in these lien certificates.
5. The Mortgagee makes no representations or warranties to the successful bidder in connection with these premises whether expressed or implied and will make no agreements with the successful bidder except such as are announced today and contained in the memorandum of this sale to be executed by the successful bidder. The premises are sold in an "as is" basis and condition.
6. The Mortgagee makes no representations or warranties to the successful bidder as to the compliance of the premises with any federal, state or local laws and regulations, including those relating to environmental, health, sanitation, zoning, rent control or safety laws and regulations.
7. The Mortgagee reserves the right to accept the bid of the second highest bidder should the highest bidder not perform in accordance with the terms of his/her bid.
8. The Buyer shall be responsible for satisfying the provisions of Title 5, including the requirement that the property be inspected within six months of the execution of this Memorandum of Sale. Buyer is hereby notified of the inspection and upgrade requirements contained in 310 Code of Massachusetts Regulations Section 15.300 through 15.305.

MEMORANDUM OF MORTGAGEE'S

SALE OF REAL ESTATE

By virtue and in execution of the POWER OF SALE contained in a certain Mortgage given by **Hampden Realty Partners, LLC** to **TD Banknorth, N.A.** (the "Seller") dated January 17, 2006 and recorded with the Hampden County Registry of Deeds at Book 15642, Page 1, 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, sold at Public Auction by _____, Auctioneer of Aaron Posnik & Co., Inc. _____ (the "Buyer") at Hampden, Hampden County, Massachusetts on the 10th day of January, 2012, on the premises described in said Mortgage, all and singular the premises described in said Mortgage.

To wit:

The land in Hampden, Hampden County, Massachusetts, bounded and described as follows:

PARCEL NO. 1

Tract No. 1: A certain parcel of land with the buildings thereon situated at Hampden, Hampden County, Massachusetts, and being on the northerly side of the highway leading from Allen's Corner to the Village of Hampden and bounded and described as follows:

Beginning at an iron pin in the Northerly line of said highway, said pin being 148.15 feet Easterly measured by said Northerly line from a stone bound in said Northerly line, said pin being also in the Westerly line of an old road leading from said highway to Goat Rock and running thence North 35° East 223.90 feet by said Westerly line of said old road, said Westerly line being the Easterly boundary line of land of Anna D. Filiere to an iron pin; thence Easterly, Northerly and Westerly by a curved course of 68.35' radius by said Westerly line and said land of said Anna D. Filiere 66.27 feet to an iron pin; thence North 69°27' East by land of Austin K. Harris 15 feet to an iron pin; thence North 89° 8' East along said land of said Austin K. Harris 200 feet to an iron pin; thence South 28° 56' West 258.14 feet by land of said Austin K. Harris to an iron pin in the Northerly line of said highway; thence South 84°58'30" West 200 feet by said highway to an iron pin, said iron pin being in the Easterly line of said old road; thence Westerly along said highway 28.73 feet to the place of beginning.

Subject to a right of way over said old road.

Tract No. 2: The land in Hampden, County of Hampden, Commonwealth of Massachusetts being more particularly bounded and described as follows;

Being all my right, title and interest, if any, and located Northerly of Main Street in said Hampden as currently existing. Southerly of the parcel of land conveyed in Parcel I of this deed. Meaning and intending to convey and hereby conveying all my right title and interest in land which once was used as a portion of Main Street which has since been discontinued by the Town of Hampden.

PARCEL NO. 2

Being all our right, title and interest, if any, in land located northerly of Main Street in said Hampden as currently existing and southerly of the parcel of land deeded to Hampden Country Club, Inc. by us in a deed recorded in the Hampden County Registry of Deeds in Book 6116, Page 56.

Being the same parcel of land which once was used as a portion of Main Street which has since been discontinued by the Town of Hampden.

PARCEL NO. 3

The land in Hampden, Hampden County, Massachusetts, bounded and described as follows:

Tract No. 1: Beginning at the South West Corner of said tract on the Easterly side of Wilbraham Road and on land of David Toohig, thence East on land of said Toohig and land of Orville and Warren Pease, to the top of the hill to a pile of stones on a ledge, it being on land of Sumner Sessions; thence Northerly on land of said Sessions to a pile of stones on land of Edna M. Isham; thence West on land of said Isham to a pipe and stones; thence Southerly one hundred forty (140) feet to a pipe and stones; thence Westerly about fifty (50) feet to a pipe and stones; thence Northerly one hundred forty (140) feet to a pipe and stones; thence Westerly to a pipe on the East side of Wilbraham Road; thence Southerly on said road to first mentioned bound.

Tract No. 2: The land situated on the Easterly side of the highway leading from Wilbraham, Massachusetts, to Somers, Connecticut, commonly known as Wilbraham Road, bounded North, East, and South by land now or formerly of A.C. Burleigh and Westerly by said highway.

Tract No. 3: A certain parcel of land located in the Town of Hampden, Hampden County, Massachusetts, lying northerly of the property formerly of the Baptist Church Society, bounded and described as follows:

Beginning at a stake and stones on the northwest corner of land now or formerly of Frank Malachowsky; thence running southerly 12°06' West about nine hundred twelve and 60/100 (912.60) feet to the stake in stone wall at the northwest corner of land now or formerly of William Johnson; thence running westerly along land now or formerly of one Pease and others to a stone bound near the top of the mountain and land supposedly of one Burleigh; thence running northerly along said supposed land of said Burleigh to stone bound in the ledges on the land of the estate of one Isham; thence running easterly along land of said Isham and land now or formerly of one Premont to the first mentioned bound.

Conveying also a right of way from the south side of the above described land through the lane between land now or formerly of one Schute and now or formerly of one Pease to the Main Street in said Hampden Village.

Tract No. 4: Beginning at the southwesterly corner of said tract east of the road and on land now or formerly of David Toohig; thence east on land now or formerly of said Toohig and land now or formerly of Orville and Warren Pease to the top of the hill to a pile of stones on a ledge, it being on land now or formerly of Sumner Sessions; thence north on land now or formerly of said Sessions to land now or formerly of John N. Isham; thence westerly on land now or formerly of said Isham to the above mentioned road; thence southeasterly on said road to land now or formerly of Lyman Phelps or wife; thence easterly, southerly and westerly on land now or formerly of said Phelps or wife to the above mentioned road; thence southerly on said road to the place of beginning.

Excluding therefrom those parcels which have been conveyed therefrom of record in the Hampden County Registry of Deeds.

Tract No. 5: Beginning at a point on the easterly line of the highway leading from Wilbraham to Somers, Connecticut, said point of beginning being the northwest corner of the parcel being hereby conveyed and being also the southwest corner of land now or formerly of Sylvanus Stebbins; thence running Easterly along the southerly line of land now or formerly of said Stebbins, five hundred sixteen (516) feet to a stake; thence Southerly, forming an interior angle of $104^{\circ}30'$, a distance of four hundred (400) feet to a stake; thence Westerly forming an interior angle of $75^{\circ}30'$, a distance of four hundred seventy-five (475) feet to a stake; thence deflecting $23^{\circ}00'$ feet to the right arid running Westerly one hundred ninety-three (193) feet to a stake on the easterly line of Wilbraham Road at an included angle of $107^{\circ}25'$ with the easterly line of said road; thence Northerly along the easterly line of said Wilbraham Road, one hundred seventy-five (175) feet to the place of beginning, forming an included angle of $95^{\circ}30'$ with the first described line.

Also conveying the right to use for all usual purposes of ingress and egress the existing portion of the driveway running from the highway northeasterly to the dwelling located on the herein described parcel.

Tract No. 6: The land situated on the Westerly side of Wilbraham Road, Hampden, Hampden County, Massachusetts, bounded and described as follows:

Beginning at an iron pin in the Westerly Street line of Wilbraham Road at the northeast corner of land now or formerly of Northeast Land Development Trust, described as the second parcel in deed from Daniel Horace Isham et ux to Willard S. Robbins et als dated September 16, 1971, and recorded in Hampden County Registry of Deeds, Book 3628, Page 145; thence running North $71^{\circ}26'52''$ West, four hundred twenty-four and $09/100$ (424.09) feet along said second parcel to an iron pin; thence running North $08^{\circ}9'15''$ East, two hundred eighty-four and $71/100$ (284.71) feet to land now or formerly of one Keith J. Dallas; thence running South $81^{\circ}14'20''$ East along land of said Dallas, now or formerly of Krawiec, now or formerly of Gneda, now or formerly of Burgess, six hundred fourteen and $99/100$ (614.99) feet to an iron pin in the westerly street line of said Wilbraham Road; thence Southwesterly by said Wilbraham Road in a curve having an arc of 200.26 feet and a radius of 453.92 feet to an iron pin; thence South $43^{\circ}26'40''$ West, two hundred ten and $01/100$ (210.01) feet to the point of beginning.

Being a part of the premises shown on "Plan of Land, Wilbraham Road, Hampden, Mass. for Daniel H. Isham, Wilbraham Road, Hampden, Mass." by Smith & Wallen, Engineering Company, Inc., 602 White Street, Springfield, Mass. dated August 1971, recorded in Hampden County Registry of Deeds in Book of Plans 130, Pages 92 and 93.

Tract No. 7: The land in Hampden, Hampden County, Massachusetts, being shown as the parcel entitled "Dorothy J. & James A. Reardon 2.59 AC." on a Plan of Land for Dorothy J. & James A. Reardon recorded in Hampden County Registry of Deeds on Book of Plans 124, Page 56, said real estate being more particularly bounded and described as follows:

Southeasterly by Wilbraham Road, three hundred thirty-seven and 05/100 (337.05) feet; Northeasterly by other land now or formerly of Dorothy J. & James A. Reardon, three hundred fifteen (315.00) feet; Northwesterly by last named land, four hundred eighty-one and 17/100 (418.17) feet; and Southwesterly by land now or formerly of Northeast Land Development Trust, two hundred sixty-two and 73/100 (262.73) feet.

Being the premises known locally as #125 Wilbraham Road, Hampden.

Tract No. 8: Beginning at an iron pipe in the Westerly street line of Wilbraham Road at the Southeasterly corner of land now or formerly of Frank L. Munsell as shown on a plan recorded in Hampden County Registry of Deeds in Book of Plans 36, Page 97; thence running South $38^{\circ}16'10''$ West along the Westerly street line of Wilbraham Road a distance of three hundred (300) feet to an iron pipe; thence running North $81^{\circ}43'40''$ West along land now or formerly of Sunshine Realty Corporation, a distance of two hundred fifty-four (254) feet to an iron pipe; thence running North $38^{\circ}16'10''$ East along land now or formerly of one Daniel H. Isham, a distance of three hundred (300) feet to a stone bound at land now or formerly of Frank L. Munsell as shown on the aforementioned plan; thence running South $81^{\circ}43'40''$ East along said land of said Munsell as shown on said plan, a distance of two hundred fifty-four (254) feet to the iron pipe in the Westerly street line of Wilbraham Road at the point of beginning.

Tract No. 9: Beginning at the northwesterly corner of the within premises which is the southwesterly corner of land now or formerly of Frank L. Munsell et ux, at an iron pin in the easterly line of Wilbraham Road; thence south $51^{\circ}11'20''$ east by said land now or formerly of Munsell 127.50 feet to an iron pin; thence south $35^{\circ}38'17''$ west by land now or formerly of Northeast Land Development Trust 145.99 feet to an iron pin; thence north $60^{\circ}45'30''$ west by said land now or formerly of Northeast Land Development Trust 137.85 feet to an iron pin in the easterly line of said Wilbraham Road; thence north $38^{\circ}16'10''$ east by said Wilbraham Road 153.40 feet to an iron pin; thence north $45^{\circ}47'40''$ east by said Wilbraham Road 15 feet to the point of beginning.

Tract No. 10: The land in Hampden, together with the buildings thereon on the easterly side of Wilbraham Road, in said Hampden, more particularly bounded and described as follows:

Beginning at the Southwesterly corner of the granted premises at an iron pin in the Easterly line of said Wilbraham Road, which iron pin is also located at the Northwesterly corner of land now or formerly of Fred Dwight; thence, North $33^{\circ}38'10''$ East by said Wilbraham Road, fifty-eight (58) feet to an iron pin; thence, North $38^{\circ}16'10''$ East by said Wilbraham Road, one hundred sixty-seven (167) feet to an iron pin (there being a stone wall along the Easterly line of said Wilbraham Road for this distance); thence South $60^{\circ}45'30''$ East by land

now or formerly of John B. Isham one hundred thirty-seven and 85/100 (137.85) feet to an iron pin; thence South 26°02'10" by land now or formerly of Frank L. and Valeda F. Munsell and along a wire fence ninety (90) feet to an iron pin; thence South 84°41'50" East by land now or formerly of said Munsell and along a wire fence, twenty-five (25) feet to an iron pin; thence South 20°15'10" West, fifty-eight (58) feet to an iron pin; thence North 83°24'50" West by land formerly of Edna M. Isham, two hundred twenty-two and 62/100 (222.62) feet to the place of beginning.

Being the same premises shown on "Plan of property on Wilbraham Road, Hampden, Massachusetts to be deeded to Reginald H. & Mary L. Isham, Scale: 1 = 30' Sept. 1967. H.F. Helberg Civil Engineering Hampden, Massachusetts."

Tract No. 11: Certain real estate situated on the Easterly side of Wilbraham Road, Hampden County, Massachusetts, bounded and described as follows:

Beginning at an iron pin on the Easterly side of Wilbraham Road, said iron pin being the Southwest corner of the property and the Northwest corner of Isham; thence running N 38°16'10" E along the Easterly side of Wilbraham Road to an iron pin at land of Annabelle Isham, 167 feet; thence running along last named land S 60°45'30" E a distance of one hundred thirty-seven and 85/100 (137.85) feet to an iron pin; thence along last named land N 35°38'17" E a distance of one hundred forty-five and 59/100 (145.59) feet to an iron pin at land to be retained by Munsell; thence running along retained land S 51°11'20" E seventy-two and 50/100 (72.50) feet to an iron pin; thence along retained land N 38°50'51" E a distance of one hundred fifty-eight and 63/100 (158.63) feet to an iron pin; thence N 54°12'44" W a distance of one hundred eighty-two and 04/100 (182.04) feet to an iron pin on the Easterly side of Wilbraham Road; thence N 45°47'40" E along the Easterly line of Wilbraham Road a distance of sixty (60) feet to an iron pin at land of Albert J. and Waneta J. Reardon, Jr.; thence along last named land S 77°34'55" E a distance of four hundred twenty-eight and 40/100 (428.40) feet to an iron pin; thence continuing along last named land N 32°16'05" E a distance of one hundred sixteen and 95/100 (116.95) feet to an iron pin; thence S 77°34'55" E along last named land a distance of one hundred sixty-three and 72/100 (163.72) feet to an iron pin at the Southeast corner of the last named land; thence S 76°51'00" E along Heirs of Daniel R. Isham a distance of one thousand three hundred forty-one and 64/100 (1,341.64) feet to an iron pin; thence running along last named land N 25°03'25" E a distance of one hundred seventy-one and 92/100 (171.92) feet to an iron pin; thence running along last named land S 76°02'20" E a distance of one thousand one hundred thirty-seven and 79/100 (1,137.79) feet to a pile of stones at land of Leonard G. Curtis; thence along last named land S 17°40'00" W a distance of six hundred thirteen and 16/100 (613.16) feet to an iron pin at the Southeast corner of the property; thence N 79°12'56" W a distance of three thousand three hundred fifty-seven and 35/100 (3,357.35) feet to the iron pin at the place of beginning.

Tract No. 12: The land in Hampden, County of Hampden, Massachusetts being designated as 8.437 acres as shown on plan of land for JAMES A. REARDON ET UX said parcel bounded and described as follows:

Easterly by Wilbraham Road, three hundred twenty and 95/100 (320.95) feet; thence Southerly by land now or formerly of James A. Reardon et ux as shown on said plan, three hundred fifteen (315) feet; thence Easterly by other land now or formerly of James A. Reardon et ux four hundred eighty-one and 17/100 (481.17) feet; thence Southerly by land

now or formerly of Walter R. Isham et ux, three hundred forty-four and $3 \frac{8}{100}$ (344.38) feet; thence Westerly by land of owner unknown, as shown on said plan, seven hundred fifty-nine and $14/100$ (759.14) feet; and thence Northerly by land now or formerly of Daniel R. Isham Heors, a total distance of eight hundred nine and $45/100$ (809.45) feet.

Tract No. 13: The land in Hampden, Hampden County, Massachusetts described as follows:

Meaning and intending to convey and hereby conveying all of the premises conveyed to the grantor herein lying Westerly of Wilbraham Road and Easterly of Allen Street as described in a deed from Ryland E. Robbins, Trustee of Northeast Land Development Trust dated December 27, 1985, and recorded with the Hampden County Registry of Deeds, Book 5983, Page 198.

Tract No. 14: Certain real estate situated in Hampden, Hampden County, Massachusetts, more particularly bounded and described as follows:

Beginning at a point on the Easterly side of the highway leading from the Town of Wilbraham to Somers, Connecticut, at the southwesterly corner of land now or formerly of Sylvanus Stebbins and running thence **EASTERLY** one hundred fifty-four (154) rods and twenty-one (21) links to a stake and stones; thence **SOUTH $24 \frac{1}{4}^{\circ}$ WEST** about fifty (50) rods to a stake and stones; thence **WEST $\frac{1}{2}^{\circ}$ SOUTH** one hundred fifty-nine (159) rods and fifteen (15) links to the highway; thence **NORTHERLY** on the highway to the first mentioned bound.

Tract No. 15: Certain real estate situated on the Westerly side of Wilbraham Road, Hampden, Hampden County, Massachusetts, bounded and described as follows:

Beginning at an iron pipe in the Westerly street line of Wilbraham Road at land of Francis H. Barry; thence running **N $80^{\circ}57'10''$ W** along land of said Barry and one Thomas a distance of 1630.00 feet to an iron pipe; thence running **N $25^{\circ}08'50''$ W** along land of John H. Schaffer a distance of 408.17 feet to an iron pipe; thence running **S $81^{\circ}43'40''$ E** along land of Frank L. Munsell a distance of 176.52 feet to an iron pipe; thence running **S $79^{\circ}23'30''$ E** along land of said Munsell a distance of 249.06 feet to an iron pipe; thence running **N $31^{\circ}06'10''$ E** along land of said Munsell a distance of 186.02 feet to an iron pipe; thence running **S $81^{\circ}43'40''$ E** along land of said Munsell a distance of 1299.50 feet to an iron pipe in the Westerly street line of Wilbraham Road; thence running **S $38^{\circ}16'10''$ W** along the said Westerly street line of Wilbraham Road a distance of 420.65 feet to an iron pipe at the point of beginning.

Tract No. 16: Beginning at an iron pipe in the Westerly streetline of Wilbraham Road at the Northeast corner of other land of the grantor; thence running **N $58^{\circ}44'20''$ W** a distance of 117.31 feet to an iron pipe; thence **N $81^{\circ}53'40''$ W** a distance of 70.63 feet to an iron pipe; thence **N $50^{\circ}05'20''$ W** a distance of 164.50 feet to an iron pipe; thence **$78^{\circ}50'10''$ W** a distance of 2163.50 feet to an iron pipe; thence **N $74^{\circ}23'40''$ W** a distance of 441.35 feet to an iron pipe at land now or formerly of Kathryn Hannah, (all of the aforesaid directions and distances being by land now or formerly of Daniel Horace Isham and Beatrice Blanche Isham); thence **N $9^{\circ}47'10''$ E** a distance of 271.94 feet to an iron pipe, by said Hannah land; thence **S $80^{\circ}12'50''$ E** a distance of 415.92 feet to an iron pipe; thence **S $81^{\circ}14'20''$ E** a distance of 2180.39 feet to an iron pipe; thence **S $08^{\circ}09'15''$ W** a distance of 284.71 feet to an iron pipe; thence **S $71^{\circ}26'52''$ E** a distance of 424.09 feet to an iron pipe in the Westerly

line of said Wilbraham Road; thence S 43°26'40" W by said Wilbraham Road, a distance of 182.07 feet; thence S 45°47'40" W by said Wilbraham Road, a distance of 37.83 feet to an iron pipe at the point of beginning.

Being the premises shown on "Plan of Land, Wilbraham Road, Hampden, Massachusetts for Daniel H. Isham, Wilbraham Road, Hampden, Massachusetts" by Smith & Wallen, Engineering Company Inc., 602 White Street, Springfield, Massachusetts dated August, 1971, recorded in Hampden County Registry of Deeds Plan Book 130, Page 92-93.

Tract No. 17: Beginning at an iron pin located at the Southeast corner of land now or formerly of Robert E. and Leona A Isham and at land now or formerly of Irene Madus, which iron pin is South 80°29'50" East a distance of 746.15 feet from an iron pin in the Easterly line of said Allen Street and running thence South 80°29'50" East a distance of 458.85 feet to an iron pin in the brook at other land of the grantor herein; thence North 25°08'50" West a distance of 91.17 feet along said brook and land now or formerly of Robert E. and Leona A. Isham to an iron pin at said land of said Robert E. and Leona A. Isham to an iron pin; thence in a Northerly and Westerly irregular course along said brook and land now or formerly of said Robert E. and Leona A. Isham to an iron pin at said other land of said Robert E. and Leona A Isham; thence South 68°38'01" East a distance of 480.30 feet along land of said Robert E. and Leona A. Isham to an iron pin: thence South 9°30'10" West a distance of 150 feet along other land of the said Robert E. and Leona A. Isham to the iron pin at the point at the beginning. Subject to riparian rights in said brook. Said Irene Madus is otherwise known as Irene Andrus.

PARCEL NO. 4

Tract No. 1: The land in Hampden, Hampden County, Massachusetts, on both sides of the highway leading from the Village of Hampden, West to what is known as Allen corner and bounded:

BEGINNING on the south side of said highway at large rock nearly opposite the dwelling house n/f owned by the heirs of Henrietta Ormsby, thence westerly on the southerly side of said highway, twenty-six (26) rods to a point near the northwest corner of a dwelling house which was formerly the office of the Ravine Manufacturing Company; thence, crossing said highway, northerly nine (9) rods, eighteen (18) links to a rock with a hole drilled in it and to land n/f of Edmund Wall; thence westerly on said Wall land, eleven (11) rods, seven (7) links to a post set in the ground at the southwest corner of said Wall land; thence, continuing westerly on land formerly of the heirs of Eleazer Scriptor, sixty-seven (67) rods to a heap of stones on a small rock and to land conveyed by W.L. Burt to Eleazer Scriptor; thence northerly on land owned, n/f by Emily Scriptor and others, twelve (12) rods to a heap of stones and land n/f of R.O. Sessions; thence W 1° S. fifty-one (51) rods. three (3) links on land formerly owned by D.H. Stebbins to land owned, n/f by the heirs of W.L. Burt; thence S. 90° E, thirty-six (36) rods, sixteen (16) links to an oak tree marked; thence S. 31 1/4° E. twenty-five (25) rods, sixteen (16) links to a wild cherry tree on the north side on said highway; thence crossing said highway to the southerly side thereof; thence W. 41° S. ten (10) rods and six (6) links to land n/f of the heirs of W.L. Burt; thence S. 26 1/2° E. to a soft maple tree on the north bank of the Scantic River; thence crossing said river to the south line of the farm n/f of one leach and to land n/f of Orville Pease; thence easterly on said Pease land to land n/f of the heirs of Beriah Smith; thence E. 36° N. seventy (70) rods to land n/f of W.H. Cady; thence N. 9 1/2° W. twenty (20) rods and twenty (20) links to a large rock near

the pond; thence crossing said pond to a large rock at the southwest corner of land owned formerly by F.K. Lathrop; thence northerly on the last named land and on land n/f of the heirs of Henrietta Ormsby, sixteen (16) rods more or less to the point of beginning.

EXCEPTING, however, from the premises above described, any tracts of record previously conveyed, including a tract on the north side of the highway conveyed to Sidney P. Chapin by deed dated November 9, 1910, and recorded in Hampden County Registry of Deeds in Book 796, Page 393; and two small adjoining tracks in the easterly part of that portion of the premises above described which lies south of the said highway, the former of the two having been conveyed to Jonathon Ames by deed dated April 22, 1887, and recorded in said registry in Book 438, Page 114, and by him to Morton L. Day by deed dated September 8, 1891, recorded in said Registry in Book 482, Page 505, and the latter of said two having been conveyed to said Morton L. Day by deed dated July 16, 1912, recorded in said Registry in Book 849, Page 481. Also excepting the portion of the locus conveyed in deed dated November 3, 1961, recorded in said Registry in Book 2844. Page 567.

The western boundary of this property has been further defined by a Boundary Line Agreement entered into by the Mortgagor herein and Thomas J. Simanowitz that was executed on November 15, 1976 and recorded on January 26, 1977 in the Hampden County Registry of Deeds in Book 4379, Page 282 and further defined in Book of Plans 168, Pages 54 & 55.

Tract No. 2: The Land in Hampden, Hampden County, Massachusetts, bounded and described as follows:

PARCEL A

BEGINNING at a point on the Northerly side of Main Street at the Southeasterly corner of land of Baron and running thence

- | | |
|-----------------|---|
| N 32° 50' 38" E | along last named two hundred fifty-eight and 14/100 (258.14) feet to other land of Harris, thence turning and running |
| S 10° 41' 46" W | a distance of ninety and 00/100 (90.00) feet to a point; thence running |
| S 86° 57' 22" E | one hundred thirty-six and 66/100 (136.66) feet to a point, thence running |
| S 10° 41' 46" W | a distance of three hundred fifty-eight and 98/100 (358.98) feet to a point; thence running |
| N 88° 44' 56" W | ninety-seven and 08/100 (97.08) feet to an iron pin; thence continuing |
| N 67° 54' 22" W | one hundred thirty-nine and 75/100 (139.75) feet to the place of beginning. |

All as shown on a plan of land entitled "Plan of Land Main Street, Hampden, Mass. for Austin K. Harris, Smith & Whallen Eng. Co. Inc." dated August 1976, and recorded in Hampden County Registry of Deeds.

TOGETHER WITH rights of way, for which roads are commonly used, over ways shown on said plan (1) running from the northerly side of Main Street between properties now or formerly owned by Baron, thence turning and running easterly, and thence turning and running southerly to the house shown on Parcel B. (2) running from the northerly side of Main Street, between properties now or formerly owned by Baron, thence running northerly along land of Baron and Sparks and Hampden Nurseries. (3) running from the northerly side of Main Street, at a distance of approximately 320 feet from the southwesterly corner of land now or formerly of Baron, in a northeasterly direction, and thence turning and running in a westerly direction, as shown by dashed lines in said plan.

TOGETHER WITH a right of way, for which roads are commonly used, over a way, not shown on said plan, commonly known as the Old Stagecoach road.

PARCEL B

The land in Hampden, Hampden County, Massachusetts, bounded and described as follows:

BEGINNING at a point on the northerly side of Main Street, said point being two hundred (200) feet distance from an iron pin at the Southwesterly corner of land now or formerly of Muto, and thence running

- | | |
|-----------------|--|
| S 64° 15' 32" W | a distance of one hundred two and 10/100 (102.10) feet to an iron pin; and thence running |
| N 88° 44' 56" W | a distance of two hundred and 00/100 (200.00) feet to a point; thence running |
| N 10° 41' 46" E | a distance three hundred fifty-eight and 98/100 (358.98) feet to a point; thence running |
| N 86° 57' 22" W | a distance of one hundred thirty-six and 66/100 (136.66) feet to a point; thence running |
| S 10° 41' 46" W | a distance of ninety and 00/100 (90.00) feet to a point; thence running |
| N 86° 57' 22" W | a distance of feet two hundred and 00/100 (200.00) to an iron pin; thence running |
| S 73° 21' 38" W | a distance of fifteen and 00/100 (15.00) feet to an iron pin on the easterly line of land now or formerly of Baron; thence running |
| N 16° 38' 22" W | a distance of two hundred nine and 16/100 (209.16) feet to an iron pin; thence running |

N 05° 22' 22" W	a distance of two hundred seventy-one and 96/100 (271.96) feet to an iron pin; thence running
N 06° 29' 05" E	a distance of three hundred fifty-seven and 06/100 (357.06) feet to an iron pin; thence running
N 00° 26' 16" W	a distance of two hundred fifty-nine and 35/100 (259.35) feet to an iron pin; thence running
N 10° 39' 15" E	a distance of three hundred eighty-six and 15/100 (386.15) feet to an iron pin; thence running
S 86° 59' 49" E	a distance of eighty-eight and 39/100 (88.39) feet to a point; thence running
S 85° 23' 22" E	a distance of three hundred six and 55/100 (306.55) feet to a point; thence running
N 87° 50' 42" E	a distance of one hundred ninety-eight and 06/100 (198.06) feet to a point; thence running
S 78° 21' 03" E	a distance of ninety-nine and 51/100 (99.51) feet to a point; thence running
S 83° 09' 58" E	a distance of two hundred twenty-one and 32/100 (221.32) feet to a point; thence running
S 77° 40' 46" E	a distance of one hundred nine and 05/100 (109.05) feet to a point; thence running
S 86° 26' 18" E	a distance of two hundred sixty-eight and 15/100 (268.15) feet to an iron pin; thence running
S 29° 15' 07" W	a distance of one thousand two hundred twenty-six and 96/100 (1,226.96) feet to an iron pin; thence running
S 08° 25' 35" E	a distance of four hundred forty-one and 92/100 (441.92) feet to an iron pin on the Northerly side of Main Street; thence running
S 64° 15' 32" W	a distance of two hundred and 00/100 (200.00) feet to the point of beginning.

All as shown on a plan of land entitled "Plan of Land Main Street, Hampden, Mass. for Austin K. Harris, Smith & Wallen Eng. Co. Inc." dated August 1976, and recorded in Hampden County Registry of Deeds.

PARCEL C

The land in Hampden, Hampden County, Massachusetts, bounded and described as follows:

BEGINNING at an iron pin on the northerly side of Main Street, at the southwesterly corner of land now or formerly of Muto, and thence running

- S 64° 15' 32" W a distance of two hundred and 00/100 (200.00) feet to a point; thence running
- N 15° 08' 39" W a distance of five hundred four and 91/100 (504.91) feet to a point; thence running
- N 81° 34' 25" E a distance of two hundred fifty and 00/100 (250.00) feet to an iron pin; thence running
- S 08° 25' 35" E a distance of four hundred forty-one and 92/100 (441.92) feet to the point of beginning.

All as shown on a plan of land entitled "Plan of Land Main Street, Hampden, Mass. for Austin K. Harris, Smith & Wallen Eng. Co. Inc." dated August 1976, and recorded in Hampden County Registry of Deeds.

TOGETHER WITH rights of way, for which roads are commonly used, over ways shown on said plan (1) running from the northerly side of Main Street between properties now or formerly owned by Baron, thence turning and running easterly, and thence turning and running southerly to the house shown on Parcel B. (2) running from the northerly side of Main Street, between properties now or formerly owned by Baron, thence running northerly along land of Baron and Sparks and Hampden Nurseries. (3) running from the northerly side of Main Street, at a distance of approximately 320 feet from the southwesterly corner of land now or formerly of Baron, in a northeasterly direction, and thence turning and running in a westerly direction, as shown by dashed lines as said plan.

TOGETHER WITH a right of way, for which roads are commonly used, over a way, not shown on said plan, commonly known as the Old Stagecoach Road.

EXCEPTING from the premises conveyed hereby that portion of Parcel No. 3 that consists of Tracts No. 6 and 7 and Lots 2, 3, 4, 5, 6 and 7 as shown on a survey prepared by Smith Associates Surveyors, Inc. entitled "Definitive Subdivision Plan" dated October, 1987 and recorded in the Hampden County Registry of Deeds in Book of Plans 270, Page 20.

The Premises are also conveyed subject to and with the benefit of two certain easements: A drainage easement from Beal Bank SSB to the New Hampden Country Club, Inc by document dated July 10, 1996 and recorded in the Hampden County Registry of Deeds at Book 9555, Page 481; and, a septic easement from Beal Bank SSB to the New Hampden Country Club, Inc by document dated July 10, 1996 and recorded at the Hampden County Registry of Deeds at Book 9555, Page 475.

Also conveying the Real Property transferred from BRE-N, Inc to the New Hampden Country Club, Inc by quitclaim deed dated April, 20, 1998 and recorded at the Hampden County Registry of Deeds at Book 10301, Page 523.

EXCEPTING from the Premises herein conveyed is the property conveyed by the New Hampden Country Club, Inc to the Town of Hampden by document dated May 22, 1998 and recorded at the Hampden County Registry of Deeds Book 10301, Page 521.

ALSO EXCEPTING from the premises herein conveyed is the following parcel:

The land in said Hampden more particularly bounded and described as "other land of Goat Hill Associates" as shown on a Plan of Land entitled, "Definitive Subdivision Plan" Hampden, Massachusetts owned by Goat Hill Associates, Revised November 28, 1988 by Smith Associates Surveyors, Inc.; said parcel contains 3.7189 acres and said Plan is recorded in the Hampden County Registry of Deeds, Book of Plans 270, Page 20.

BEING the same premises conveyed to the mortgagor herein by deed recorded simultaneously herewith.

Excepting and excluding from the above-described mortgaged premises are those parcels of land released under a Partial Release dated June 25, 2009 and recorded with the Hampden County Registry of Deeds at Book 17937, Page 106 and a Partial Release dated June 11, 2010 and recorded with the Hampden County Registry of Deeds at Book 18348, Page 317.

Said premises will be sold subject to any and all valid superior or prior liens on the said premises, including liens, encumbrances, attachments, levies, unpaid taxes, mortgages, easements, rights-of-way, occupancies, leases, municipal charges or other defects of title, federal, state, district and municipal taxes, liens and assessments and rights of redemption under applicable law, and will be conveyed subject to any of the above and shall, notwithstanding this sale, constitute valid superior prior liens or encumbrances thereon after said sale.

Said premises is to be conveyed to the Buyer by a good and sufficient deed conveying all of the Seller's right, title, and interest in and to said premises and subject to any and all encumbrances as set forth above and including all zoning laws or regulations insofar as now in force and applicable and affect the said premises or rights of present occupants, if any, of said premises.

Purchase Price for said Premises is the total sum of \$_____ of which \$50,000.00 has been paid this day in cash or by certified or bank check payable to the order of the Seller. The additional deposit as required by the Notice of Sale in an amount sufficient

to increase the deposit amount to ten (10%) percent of the Purchase Price) is due to the Seller on or before January 17, 2012. The balance of the Purchase Price is to be paid in cash or by bank or certified check payable to the order of the Seller at the time and place of closing, together with all costs of transfer, including recording fees and documentary stamps, whereupon Seller shall obtain final approval of the deed to said premises and deliver the same to Buyer.

The additional terms of sale attached hereto as Exhibit "A", which additional terms of sale were read prior to the auction of the within premises, are hereby incorporated by reference and made a part of this Memorandum of Sale.

The balance of the Purchase Price in the amount of \$_____, together with all costs of transfer, including recording fees and documentary stamps, shall be due and payable on or before February 9, 2012 at the offices of Seller's counsel, Wynn & Wynn, P.C., 90 New State Highway, Raynham, Massachusetts and upon tender of payment of said Purchase Price the Seller hereby agrees to deliver the Deed to said premises.

IT IS AGREED THAT TIME IS OF THE ESSENCE OF THIS AGREEMENT.

The acceptance of Seller's Deed by the Buyer shall be deemed to be of full performance and discharge of all of the obligations of the Seller hereunder.

The Buyer acknowledges that the Seller has made no representations or warranties to the Buyer in connection with said premises, whether express or implied, and has made no agreements with the Buyer except such as are contained herein. The premises are sold in an "as is" basis and condition.

If the Seller shall be unable to give title or to make conveyance of said premises as herein agreed, in such events, any payments made under this Agreement shall be refunded to the Buyer and all other obligations of the parties hereto shall cease and this agreement shall be void and without recourse to the parties hereto; unless the Seller elects to use reasonable

efforts to give such in title or make such conveyance, in which event the Seller shall give written notice to the Buyer at or before the time for performance hereunder, and thereupon the time for performance shall be extended for a period of sixty (60) days.

This Agreement, executed in duplicate, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, executors, successors and assigns, and may be cancelled, modified or amended only by a written instrument executed by both the Seller and the Buyer. If two (2) or more persons are named herein as Buyer, their obligations hereunder shall be joint and several.

IN WITNESS WHEREOF, the parties hereunto set their hands and seals as of the date first above written.

TD BANK, N.A. f/k/a TD BANKNORTH, N.A.

By: _____
Teall Gerrett, Vice President

BUYER:

AUCTIONEER:
AARON POSNIK & CO., INC.

By: _____

EXHIBIT "A"

TERMS TO BE ANNOUNCED AT AUCTION

1. Successful bidder will be required to execute a memorandum of this sale which memorandum evidences the successful bidder's obligation to purchase the premises for the bid amount.
2. If the successful bidder does not close on the sale and tender the balance of the bid price within the scheduled time for closing which is in or within thirty (30) days from the date hereof, the bidder will forfeit his/her deposit. Time is of the essence of this agreement.
3. The Mortgagee will agree to convey the auctioned property by a standard foreclosure deed.
4. At the closing of this sale, no adjustments or credits will be made for taxes, assessments, betterments or other municipal charges. The Mortgagee has obtained from the Town of Hampden current municipal lien certificates, which, according to the records of the Town of Hampden, set forth the status of outstanding real estate taxes and other municipal charges. We make no representation or warranty with respect to the accuracy of the information provided in these lien certificates.
5. The Mortgagee makes no representations or warranties to the successful bidder in connection with these premises whether expressed or implied and will make no agreements with the successful bidder except such as are announced today and contained in the memorandum of this sale to be executed by the successful bidder. The premises are sold in an "as is" basis and condition.
6. The Mortgagee makes no representations or warranties to the successful bidder as to the compliance of the premises with any federal, state or local laws and regulations, including those relating to environmental, health, sanitation, zoning, rent control or safety laws and regulations.
7. The Mortgagee reserves the right to accept the bid of the second highest bidder should the highest bidder not perform in accordance with the terms of his/her bid.
8. The Buyer shall be responsible for satisfying the provisions of Title 5, including the requirement that the property be inspected within six months of the execution of this Memorandum of Sale. Buyer is hereby notified of the inspection and upgrade requirements contained in 310 Code of Massachusetts Regulations Section 15.300 through 15.305.

The Commonwealth of Massachusetts
Office of the Collector of Taxes
Town of Hampden
Municipal Lien Certificate

Number: 1526
12/21/11

WYNN WYNN P.C.
90 NEW STATE HIGHWAY
RAYNHAM, MA 02767

I Certify from available information that all taxes, assessments, and charges, now payable that constitute liens as of the date of this certificate on the parcel of real estate specified in your application received on 12/21/11 are listed below:

DESCRIPTION OF PROPERTY

Parcel Identifier	17-145	Assessed Owner	HAMPDEN REALTY PARTNERS LLC		
Account	675	Additional Owner			
Location of Property	128 WILBRAHAM RD	Supposed Present Owner			
		Legal Reference	Book	15641	
Acreage	231.89 Acres		Page	595	
			Deed Date	01/18/06	

VALUATION

FY	Residential	Rate1	Open Space	Rate 2	Commercial	Rate 3	Industrial	Rate 4	Exempt
2012	630,900	15.64	0	15.64	2,286,600	15.64	0	15.64	0

ASSESSMENT

	2012 1st Quarter	2012 2nd Quarter	2012 3rd Quarter	2012 4th Quarter	FY 2011	FY 2010
Preliminary Tax	\$11,407.43	\$11,407.42	N/A	N/A	\$24,164.71	\$22,342.53
Preliminary Other Land Tax	\$110.17				\$116.87	\$108.16
Actual Tax					\$21,464.99	\$25,986.89
Actual Other Land Tax					\$206.93	\$251.14
Interest To Date	\$689.16	\$282.73			\$2,281.93	\$0.00
Charges and Fees					\$5.00	\$5.00
Credits					\$22,884.04	\$48,801.87
Interest Credit					\$1,514.40	\$165.49
Per Diem	\$4.42	\$4.42			\$8.90	\$0.00
Balance Due	\$12,206.76	\$11,800.31			\$25,473.25	\$0.00

Property Tax Interest Per Diem \$17.74

Committed Tax Balance \$49,480.32

625 MAIN STREET HAMPDEN MA 01036 PHONE(413)566-2151

SEE ENCLOSED NOTICE OF TAKING

All of the amounts listed above are to be paid to the Collector. I have no knowledge of any other lien outstanding.
INFORMATION ON THIS CERTIFICATE IS COMPLETE AS OF 01/04/12


Eva A. Wiseman

Collector of Taxes

Town of Hampden
Massachusetts

Town House
625 Main Street
Hampden, MA 01036
413-566-2151



Tax Collector
P O Box 215
Hampden, MA 01036
413-566-2151 ext 104

Hampden Realty Partners, LLC
128 Wilbraham Rd.
Hampden MA 01036

December 1, 2011
Re: FY11 RE# 675

The following legal notice has been forwarded to Turley Publications and will be published in the Wilbraham - Hampden Times on January 5, 2012. To avoid this action, payment of your past due Fiscal Year 2011 tax, including interest and fees, must be made by bank check or money order in the amount of \$25,437.69 and received by this office no later than December 31, 2011.

To the owners of the hereinafter described land and to all others concerned

You are hereby notified that on Thursday the 19th day of January, 2012, at 10:00 A.M. at the Tax Collectors's Office, 625 Main Street, pursuant to the provisions of General Laws, Chapter 60, Section 53, and by virtue of the authority vested in me as Collector of Taxes, it is my intention to take for the Town of Hampden the following parcels of land for non-payment of the taxes due thereon, with interest and all incidental expenses and costs to the date of taking, unless the same shall have been paid before that date.

Assessed To HAMPDEN REALTY PARTNERS LLC

A parcel of land with any buildings thereon, approximately 231.89 Acres located and known as 128 WILBRAHAM RD shown on the Town of Hampden Assessors Records as Parcel Identifier 17-145 and being part of the premises recorded in book 15641 on page 595 in the Hampden Registry of Deeds.

2011	CPA	\$206.93
2011	Tax	\$22,979.39

Eva A Wiseman, Collector of Taxes

Parcel Balance Calculated Through 01/04/12

Parcel: 71

Location: 128 WILBRAHAM RD

Owner: HAMPDEN REALTY PARTENE

		Tax	Liens	Interest	Fees	Total	PerDiem
Personal Property							
2012	71	71		128 WILBRAHAM RD			
		\$1,039.28	\$0.00	\$43.85	\$0.00	\$1,083.13	\$0.398
2011	71	71		128 WILBRAHAM RD			
		\$1,092.59	\$0.00	\$107.50	\$5.00	\$1,205.09	\$0.420
Grand Total		\$2,131.87	\$0.00	\$151.35	\$5.00	\$2,288.22	\$0.818