



Worcester County Mortgagee's Foreclosure Sale: 100 Wheelock Rd — Auction October 19, 2026

Public paper · October 6, 2026 · Courts desk · Ryan Standley / Record of Sale, LLC / Notice Nearby

Worcester County mortgagee's foreclosure sale under a power of sale scheduled October 19, 2026 at 10:00 AM — 100 Wheelock Rd. Terms as stated in the published notice; subject to superior liens.

A published mortgagee's foreclosure sale under a power of sale notice schedules a foreclosure auction for real property in Worcester County, MA. The sale is set for October 19, 2026 at 10:00 AM at Upon the premises, 100 Wheelock Rd, Sutton, MA.

Property and parties named in the notice

- Street address believed: 100 Wheelock Rd, Sutton, MA 01590 (address is not controlling if it conflicts with the legal description in the source notice).
- County / state: Worcester County, MA.
- Grantor / borrower of record (as named): William Pouliot.
- Current mortgagee / judgment creditor (as named): Lakeview Loan Servicing, LLC (present holder; counsel Brock & Scott, PLLC).
- File / TS / case reference: Worcester District Registry of Deeds Book 58777, Page 319.

What the published notice states

Worcester County (Worcester District) Registry of Deeds Book 58777, Page 319 (mortgage dated May 9, 2018), as affected by a Feb. 13, 2023 loan modification (Book 68895, Page 218). Assessor reference Plat 4,

Lot 39; the parcel is described as 40,261 square feet. The notice prints no debt figure and no opening bid. (The listing site tags the notice “Middlesex,” but the mortgage, deeds and town are in Worcester County, so Notice Nearby files it there.)

Sale terms the notice states

- From the notice: \$5,000 in cash, certified check, or bank treasurer’s or cashier’s check due at the sale; balance within 30 days; subject to prior liens, unpaid taxes, tax titles and municipal liens; other terms announced at the sale.
- Where it happens: This one is held on the premises, so the sale location is the property itself.
- Sale is at public auction to the highest bidder under the terms in the published notice.
- Property is typically sold as-is / where-is, subject to unpaid taxes, prior liens, and encumbrances of record.
- Right to adjourn, continue, or confirm the sale may be reserved as stated in the source notice and applicable state law.
- Anyone considering bidding should read the full published notice, run independent title and occupancy checks, and consult their own counsel.

A bidder’s footnote

This one is held right on the premises, so dress for an October morning in Worcester County.

How Notice Nearby treats foreclosure / trustee’s sales

This courts desk paper restates a public foreclosure / trustee’s sale / sheriff’s sale notice. It is not a civil docket ruling, not investment advice, and not a title commitment. Notice Nearby cites the source notice URL below; verify details against the official publication before relying on them.

About the photo

Sutton Town Hall, Sutton, Mass. (not the property; the sale is on the premises). Photo: John Phelan, CC BY 4.0, via Wikimedia Commons. The image is illustrative and does not show the property being sold.

Sources

1. The Millbury-Sutton Chronicle notice of mortgagee’s sale of real estate (published Sept. 17, 24 and Oct. 1, 2026), as posted on the statewide Column public-notice site (massachusetts.column.us) — sale October 19, 2026, Upon the premises, 100 Wheelock Rd, Sutton, MA; property 100 Wheelock Rd, Sutton, MA 01590. <https://massachusetts.column.us/?activeNotice=D5cVIWvM1TesR081g8zS&subdomain=massachusetts>

2. Notice Nearby courts desk · Record of Sale, LLC (Oregon).

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Notes

- Author: Ryan Standley / Record of Sale, LLC / Notice Nearby.
- Discussed on @NoticeNearYou: (pending — fill xPostUrl after live post).

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