

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by K-Elle Modern Medical Corp. to Stormfield SPV I, LLC, dated May 2, 2023, and recorded at the Worcester County (Southern District) Registry of Deeds in Book 69095, Page 122; as affected by Ratification and Confirmation of Mortgage and Security Agreement and Assignment of Leases and Rents dated November 14, 2024, and recorded at the said Registry of Deeds in Book 71493, Page 60, of which mortgage the undersigned together is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction, at 11:00 A.M. on the 2nd day of April 2025, at 0 and 642 Patriots Road, Templeton, MA 01468, all and singular the premises described in said mortgage,

To wit:

0 PATRIOTS ROAD, TEMPLETON, MA

The land in Templeton, Worcester County, Massachusetts on the southerly side of Athol Road, being shown as Lot 1 on a plan of land prepared for Lorusso Corp., Owned by R.T. Curtis, Inc., by Dunn McKenzie, Inc. dated June 7, 1996 and recorded with the Worcester District Registry of Deeds in Plan Book 706, Plan 81, bounded and described as follows:

BEGINNING at a point at the northeasterly corner of land now or formerly of Kevin A. Wuth, on the southerly side of Athol Road, Route 2A, as shown on said plan;
THENCE on a curve to the left with a radius of 678.89 feet, 81.20 feet along the southerly side of said Athol Road, to a point;
THENCE N. 66° 11' 23° E., 36.64 feet along the southerly side of said Athol Road, to a point;
THENCE S. 24° 44' 18° E., 548.83 feet along land now or formerly of O'Connor and land now or formerly of Pultorak, to a point;
THENCE S. 45° 45' 31° E., 100.00 feet along said Pultorak land, to a point;
THENCE S. 77° 36' 18° E., 12.89 feet along said Pultorak land, to a point;
THENCE N. 76° 0.0' 04° E., 63.20 feet along said Pultorak land, to a point;
THENCE N. 54° 29' 03° E., 16.98 feet along said Pultorak land, to a drill hole;
THENCE S. 40° 54' 50° E., 394.35 feet along land now or formerly of Rice, to a point;
THENCE S. 58° 09' 26° W., 269.10 feet along land now or formerly of Hill and land now or formerly Paliuca, to a point;
THENCE S. 58° 13' 59° W., 199.38 feet along said Paliuca land, to a point;
THENCE S. 57° 35' 15° W., 238.48 feet along said Paliuca land, to a point;
THENCE S. 57° 14' 24° W., 63.37 feet along said Paliuca land, to a drill hole;
THENCE N 29° 06' 20° W., 1,104.05 feet along Lot 2 to a point;
THENCE S. 76° 10' 21° E., 323.48 feet partly along a stone wall and land now or formerly of Louise Lemieur, to a drill hole;
THENCE N. 05° 30' 43° W., 103.00 feet along said Lemieur land, to a point;
THENCE N. 77° 29' 36° E., 120.12 feet along land now or formerly of Kevin A. Wuth to a point;
THENCE N. 03° 20' 40° E., 194.30 feet along said Wuth land, to the point of beginning.

Containing 639,959 square feet of land, more or less, according to said plan.

Subject to easements, rights, restrictions and covenants of record if they affect the locus and are in full force and effect, expressly not intending nor meaning to extend the same in the event that they have expired by operation of law or otherwise.

642 PATRIOTS ROAD, TEMPLETON, MA

The land in Templeton, Worcester County, Massachusetts, together with any buildings thereon, more particularly bounded and described as follows:

FACTORY LOT

BEGINNING at the northeasterly corner thereof, at a point in the southerly line of Athol Road, Route 2A at a corner of land now or formerly of Bruce A. and Heidi J. Thorpe;

THENCE S. 5° 26' 57" E., by said Thorpe land and by land now or formerly of R.T. Curtis, Inc., mostly by a stone wall, 296.25 feet to a drill hole at a corner of stone walls;

THENCE N. 76° 04' 15" W., mostly by a stone wall, 222.41 feet;

THENCE N. 77° 14' 45" W., 40.74 feet to the end of a stone wall;

THENCE N. 74° 40' 24" W., by a stone wall, 60.66 feet to a drill hole at a corner of stone walls;

THENCE S. 60° 25' 22" W., partly by a stone wall, 164.62 feet;

THENCE N. 00° 39' 41" E., mostly by a stone wall, 373.51 feet to a point in the southerly line of Athol Road, Route 2A, the preceding five (5) courses being by said Curtis land;

THENCE S. 74° 30' 50" E., by said road line, 150.00 feet to a corner of other land now or formerly of Louise B. Lemieur, and being shown as "Factory Lot" on a Plan hereinafter referred to;

THENCE S. 00° 40' 42" W., 20.00 feet;

THENCE N. 74° 30' 50" W., 108.63 feet;

THENCE S. 00° 40' 42" W., 280.00 feet;

THENCE N. 60° 26' 23" E., 105.00 feet;

THENCE N. 00° 40' 42" E., 74.75 feet;

THENCE S. 80° 47' 07" E., 162.97 feet;

THENCE N. 60° 43' 27" E., 19.86 feet;

THENCE N. 09° 12' 53" E., 35.00 feet;

THENCE N. 49° 28' 21" E., 37.59 feet;

THENCE N. 07° 55' 38" E., 64.99 feet to a point in the southerly line of the aforementioned Athol Road, Route 2A, the preceding ten (10) courses being by land now or formerly of said Lemieur and "House Lot"

THENCE easterly by a curve to the left having a radius of 678.89 feet, by said road line, a distance of 75.00 feet to a corner of land of the first mentioned Thorpe and the point of beginning, said parcel shown on plan hereinafter described as "Factory Lot".

Containing 1.687 acres, or 73,503 square feet.

Also granting a DRIVEWAY AND PARKING EASEMENT on and over other land now or formerly of Louise B. Lemieur, and shown as the "House Lot" on the hereinafter referred to plan. Said easement is bounded and described as follows:

BEGINNING at the most northerly corner thereof, at an angle on property line between the herein conveyed premises, being shown as "Factory Lot" on said Plan, and other land now or formerly of Louise B. Lemieur, being shown as "House Lot" on said plan, said point being further located S. 07° 55' 38" W. along one course of said property line, a distance of 64.99 feet from the southerly line of Athol Road, Route 2A;

THENCE S. 49° 28' 21" W., 37.59 feet;

THENCE S. 09° 12' 53" W., 35.00 feet;

THENCE S. 60° 43' 27" W., 19.86 feet;

THENCE N. 80° 47' 07" W., 104.39 feet, the preceding four (4) courses being by said property line between said "House Lot" and said "Factory Lot" and by land now or formerly of said Lemieur;

THENCE N. 09° 12' 53" E., 20.00 feet;

THENCE S. 80° 47' 07" E., 100.00 feet;

THENCE N. 36° 51' 41" E., 11.29 feet to the corner of the house situated on the said "House Lot" and land now or formerly of said Lemieur;

THENCE N. 09° 12' 53" E., by the face of said house, 25.00 feet;

THENCE N. 70° 51' 25° E., 44.31 feet to a corner between said "House Lot" and said "Factory Lot" and the point of beginning, the previous five (5) course being over said "House Lot" and land now or formerly of said Lemieur.

Subject to a RIGHT OF WAY over a portion of the herein conveyed premises. Said Right of Way is bounded and described as follows:

BEGINNING at the northwesterly corner thereof, at a point in the southerly line of Athol Road, Route 2A, at a corner between the "House Lot" and the "Factory Lot" on a Plan hereinafter referred to, said point being located 75.00 feet westerly along said road line from a corner of land now or formerly of Bruce A. and Heidi J. Thorpe;

THENCE easterly by a curve to the left having a radius of 678.89 feet, by said road line, a distance of 30.24 feet;

THENCE S. 07° 55' 38° W., 76.52 feet;

THENCE S. 36° 51' 41° W., 38.19 feet;

THENCE N. 82° 52' 19° W., 36.76 feet to point in line of land now or formerly of the aforesaid Louise B. Lemieur, and being shown as the "House Lot" on said plan, the preceding three (3) courses being over the herein granted premises and over said "Factory Lot";

THENCE N. 09° 12' 53° E., 13.54 feet;

THENCE N. 49° 28' 21° E., 37.59 feet;

THENCE N. 07° 55' 38° E., 64.99 feet to a point in southerly line of Athol Road, Route 2A, and the point of beginning, the preceding three (3) courses being by land now or formerly of said Lemieur and "House Lot".

The herein conveyed parcel, "Factory Lot", and the above described Right of Way and Easement, are shown on a plan entitled, "Plan of Land Surveyed for Louise B. Lemieur, Templeton, MA, Scale: 1 inch = 40 feet à€ September 29, 1989, Szoc Surveyors, 32 Pleasant Street, Gardner, MA" recorded with Worcester District Registry of Deeds in Plan Book 635, Plan 86.

Subject to easements, rights, restrictions and covenants of record if they affect the locus and are in full force and effect, expressly not intending nor meaning to extend the same in the event that the hav exepired by operation of law or otherwise.

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

Terms of sale: A deposit of twenty thousand dollars (\$20,000) by certified or bank check will be required to be paid by the purchaser at the time and place of sale followed by five percent (5%) of the purchase price due within 10 days from the signing of the Memorandum of Sale. The balance is to be paid by wire transfer to Ligris + Associates, PC, 1188 Centre Street, 2nd Floor Newton Center, MA 02459 within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

Other terms, if any, to be announced at the sale.

Stormfield SPV I, LLC,
Present holder of said mortgage,

By its Attorneys,
Ligris + Associates, PC
1188 Centre Street
Newton Center, MA 02459
(617) 274-1500