

MORTGAGEE'S SALE OF REAL ESTATE
691 Chase Road, Lunenburg, MA

By virtue and in execution of the power of sale contained in a certain Mortgage given by Dennis Senecal to Dan's Paving, LLC, said Mortgage dated February 16, 2022 and recorded with the Worcester Northern Registry of Deeds, in Book 10266, Page 337, of which Mortgage the undersigned is the present holder, for breach of conditions of said Mortgage and for the purpose of foreclosing the same, the same will be sold at Public Auction at 11:00 a.m. on the 25th day of July 2025 on the mortgaged premises, hereinafter described, all and singular the premises described in said Mortgage to wit:

Locus: 691 Chase Road, Lunenburg, MA 01462

The legal description of the Mortgaged Premises is hereinafter the following:

A certain tract of land, containing 4.763 acres, situated in Lunenburg, Worcester County, Massachusetts, on the Northwesterly side of Chase Road, being shown as Parcel #1 on a plan of land entitled "Land in Lunenburg, Massachusetts owned by Selina A. Heikkila" dated February 23, 1976, by Willam N. Maravell Assoc., said plan recorded with the Worcester Northern District Registry of Deeds in Plan Book 205 Page 12, and said parcel being bounded and described according to said plan as follows:

BEGINNING: at the most Southeasterly corner thereof on the Northwesterly side of Chase Road at the land of Thomas A. Caravella, et al; Trustees;

THENCE: running by land now or formerly of Thomas A. Caravella, et al, Trustees of the following four courses: North 73° 18' 10" West 276.86 feet to an iron pipe, North 11° 36' 55" East 305.67 feet to an iron pipe, North 8° 03' 30" East 249.84 feet to an iron pipe, and North 8° 23' 30" East 72.24 feet to an iron pipe at parcel #2 on said above described plan;

THENCE: South 56° 45' East 503.51 feet by Lot 2 to the Northwesterly side of Chase Road;

THENCE: Southwesterly by a curve to the left of radius 6.040 feet for a distance measured on the arc of 275.73 feet by Chase Road to a Worcester County Highway Bound;

THENCE: South 31° 15' 08" West 221.04 feet by Chase Road to the point of beginning.

For title reference, see Deed to Dan's Paving LLC, dated January 25, 2022 and recorded in said registry in Book 10266, Page 335.

In the event of any typographical error set forth in the legal descriptions contained above, the legal description of the premises, the descriptions set forth and contained in the Mortgage shall take precedence.

TERMS OF SALE: TWENTY THOUSAND (\$20,000.00) DOLLARS will be required to be paid in cash, certified check or cashier's check of any bank or trust company doing business in the Commonwealth of Massachusetts, by the purchaser, at the time and place of sale as a deposit. A Memorandum of Sale ("Memorandum") shall be executed upon acceptance of the bid and all terms thereunder shall be binding upon the bidder, including the condition that should the high bidder for whatever reason fail to perform

under the aforesaid Memorandum, in such event, the bidder shall forfeit the deposit in full which shall become the property of the Mortgagee. The Mortgagee reserves the right without further publication, advertisement or notification to offer the property to the second highest bidder under the same conditions set forth herein. The Mortgagee further reserves the right without further publication, advertisement, or notification, to purchase the within described property at the amount bid by the second highest bidder. The terms of the Memorandum of Sale shall be announced prior to the bid. The balance of the bid price is to be paid in cash, certified check or cashier's check drawn upon any bank or trust company doing business in the Commonwealth of Massachusetts within thirty (30) days after the date of sale to be deposited in escrow with Riccardo L. Rullo, Esquire attorney for Dennis Senecal. Deed (which shall be in the form of the usual Mortgagee's Deed under the Statutory Power of Sale) to be delivered within three (3) days thereafter at which time it shall be the sole and exclusive responsibility of the successful bidder to cause the same to be recorded with the Worcester Northern Registry of Deeds in accordance with law.

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

DENNIS SENECA

By their attorney,

RICCARDO L. RULLO, ESQ.

LAW OFFICES OF FRANK. N DARDENO

424 BROADWAY

SOMERVILLE, MA 02145

Dated: 06/18/2025

617-666-2600