

MORTGAGEE'S SALE OF REAL ESTATE
697-699 Main Street, Shrewsbury, MA

By virtue and in execution of the power of sale contained in a certain Mortgage given by Long Range Real Estate Partners, LLC, a Wyoming limited liability company to Norscit Investments LLC, said Mortgage dated September 4, 2025 and recorded with the Worcester South District Registry of Deeds, in Book 72499, Page 192, 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 1:00 p.m. on the 25th day of September, 2026 on the mortgaged premises, hereinafter described, all and singular the premises described in said Mortgage to wit:

Locus: 697-699 Main Street, Shrewsbury, MA 01545

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

The land with the buildings and improvements thereon in the Town of Shrewsbury, County of Worcester, Commonwealth of Massachusetts on the northerly side of the Old Post Road, about half a mile easterly from the Congregational Meeting-House, and containing one acre and 104.58 square rods, be the same more or less, and bounded and described as follows:

BEGINNING at the southeasterly corner thereof at said Old Post Road by land now or formerly of Johnathan H. Nelson;

THENCE by said road N. 66 degrees W., 6.7 rods to a corner;

THENCE by land now or formerly of Thomas Ayers, N. 13 degrees E., 10.85 rods to an angle;

THENCE by said Ayers land N. 5- $\frac{3}{4}$ degrees, E., 19.1 rods to a corner;

THENCE S. 6 degrees W., 29- $\frac{1}{2}$ rods;

THENCE N. 67 $\frac{1}{4}$ degrees W., 1.6 rods to a corner;

THENCE S. 18- $\frac{1}{4}$ degrees W., 6.6 rods to the first mentioned corner, the three last named lines are by land now or formerly of Jonathan H. Nelson, or however otherwise bounded and described.

Excepting, however so much of said premise as were conveyed by deed dated February 26, 1873, Worcester District Registry of Deeds Book 896, Page 260.

For Title reference, see Deed of Long Range Real Estate Partners LLC, a Wyoming limited liability company, dated July 31, 2025, and recorded with the Worcester South District Registry of Deeds in Book 72499, Page 163.

In the event of any typographical error set forth in the legal descriptions contained above, 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. The sale is subject to a first mortgage given by Long Range Real Estate Partners, LLC, a limited liability company to Norscit Investments LLC and recorded with the Worcester South District Registry of Deeds in Book 72499, Page 192. 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 Norscit Investments LLC. 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 South District Registry of Deeds in accordance with law.

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

NORSCIT INVESTMENTS LLC

By its attorney,

RICCARDO L. RULLO

LAW OFFICES OF RICCARDO L. RULLO, PLLP

35 BEDFORD STREET, SUITE 4, LEXINGTON, MA 02420

617-366-6744

Dated: 08/25/2026