

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 Thomas C. Cordell a/k/a Thomas Cordell and Kathy A. Cordell, to Cataldo Law Offices, LLC dated November 2, 2010 recorded with Worcester County Registry of Deeds in Book 46590, Page 360, 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 will be sold at public auction at 10:00 A.M. on the 17th day of July, 2026 on the premises known as 251 Mendon Street, Blackstone, Worcester County, Massachusetts 01504, hereinafter described all and singular the premises described in said mortgage, to wit:

A certain tract or parcel of land situated on the westerly line of Mendon Street and on the easterly line of Union Street in the Town of Blackstone, County of Worcester, bounded and described as follows:

BEGINNING at an iron pin on the westerly line of Mendon Street at Lot "1" as shown on a plan hereinafter described;

THENCE S. 74°45'34" W. by Lot "1" for a distance of 347.47 feet to a point in a stone wall on the easterly line of Union Street;

THENCE N. 16°10'40" E. following a stone wall and by the easterly line of Union Street for a distance of 17.00 feet to a point in said stone wall;

THENCE N. 3°45'43" E. following a stone wall and continuing by the easterly line of Union Street for a distance of 51.06 feet to a point in stone wall;

THENCE N. 2°27'54" W. by said Union Street 149.74 feet to a point;

THENCE N. 7°49'09"E. following a stone wall and continuing by the easterly line of Union Street for a distance of 43.00 feet to a point in said stone wall;

THENCE N. 25°41'40" E. following a stone wall and continuing by the easterly line of Union Street for a distance of 46.42 feet to an iron pin at land now or formerly of A. Daniels;

THENCE S. 87°51'58" E. following a stone wall and by said Daniels land for a distance of 289.77 feet to a drill hole in a stone wall on the westerly line of Mendon Street;

THENCE S. 5°10'4" E. by the westerly line of Mendon Street for a distance of 200.00 feet to the point of beginning.

CONTAINING 80,124.99 square feet, more or less.

BEING Lot "2" as shown on a plan entitled, "Land of Pauline Mailhot Blackstone Mass. January 6, 1982 Scale 1" - 40'", recorded in the Worcester District Registry of Deeds, Plan Book 494, Page 12.

Being the same premises conveyed to the Mortgagors by deed recorded with Worcester County Registry of Deeds Book 35235, Page 55.

Said premises are conveyed with the right to use any public way shown on said plans, for all purposes for which streets and ways are commonly used in the Town of Blackstone subject to the rights of others entitled thereto, and subject to easements and restrictions of record insofar as the same are now in force and applicable.

Terms of Sale: A deposit of Five Thousand (\$5,000.00) Dollars paid in cash, bank or certified check will be required to be paid by purchaser at the time and place of sale with the balance to be paid by certified or bank check in thirty (30) days at the offices of Kenney & Kenney, 181 Village Street, Medway, Massachusetts 02053. The successful bidder will be required to sign the

memorandum of sale at the time and place 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.

The mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date.

Said premises will be sold subject to and with the benefit of all restrictions, easements, improvements, outstanding tax titles, mortgages, liens, rights of tenants and parties in possession, unpaid taxes, municipal liens and other public taxes, assessments or liens, having priority over the mortgage described herein, if any, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property 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 to sell the property by foreclosure deed to the second highest bidder provided that the second highest bidder shall deposit with mortgagee's attorneys, Kenney & Kenney, the amount of the required deposit as set forth herein within three (3) business days after written Notice of Default of the previous highest bidder and title shall be conveyed to said second highest bidder within twenty (20) days of said written notice.

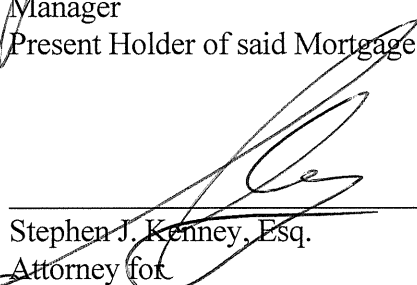
Other terms to be announced at the time and place of sale.

Cataldo Law Offices, LLC

By:



Joseph Cataldo
Manager
Present Holder of said Mortgage



Stephen J. Kenney, Esq.
Attorney for

Cataldo Law Offices, LLC
Holder of said Mortgage
Kenney & Kenney
181 Village Street
Medway, MA 02053
(508) 533-6711

Date: June 26, 2026
July 3, 2026
July 10, 2026