

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by CPC Ericsson Street LLC to Crowd Lending Fund One LLC, dated September 9, 2022 and recorded at Suffolk County Registry of Deeds on September 9, 2022, in Book No. 68192, at Page 52, of which mortgage the undersigned is the present holder Crowd Lending Fund One, LLC, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 10:00 AM, on April 10, 2024 on the mortgaged premises being known as 6R Ericsson Street, Dorchester, MA, 8R Ericsson Street, Dorchester, MA, 18R Ericsson Street, Dorchester, MA, and 20R Ericsson Street, Dorchester, MA, being all and singular the premises described in said mortgage to wit:

The land with the buildings and improvements thereon situated in the City of Dorchester, County of Suffolk, State of Massachusetts

6R Ericsson Street, 8R Ericsson Street, 18R Ericsson Street, Boston, MA:

Three parcels of land with the buildings and improvements thereon situated in the Dorchester District of the City of Boston, Suffolk County, Massachusetts, shown as Parcel C-1, C-2 and H-2 on a plan entitled "Plan of Land 6R, 8R & 18 Ericsson Street, Boston Mass" prepared for Bruno Holdings, LLC by Otte & Dwyer, Inc. Co., Land Surveyors, 50 Appleton Street, Saugus, MA 01906, dated January 5, 2017, Scale: 1 inch = 50 feet, made and recorded with Suffolk County Registry of Deeds herewith (the .. 2017 Plan"). See 2017 Plan for further description and square footage of each parcel.

Said Tract I has the benefit of the following appurtenant rights:

Together with the right to use, in common with others thereto entitled, the 20-foot wide way easterly and southerly to Ericsson Street adjacent to Parcel J-3 running to Ericsson Street as shown on the above referenced 2017 Plan, for all purposes for which rights of way are commonly used in the City of Boston, as set forth in the Hawley Street Easement recorded herewith.

Together with the right to use, in common with others thereto entitled, the 20-foot wide way adjacent to Parcels J-3, H-1, H-2 and H-3 and Parcel L running to Ericsson Street as shown on the above referenced 2017 Plan, for all purposes for which rights of way are commonly used in the City of Boston, as set forth in the 20 Ft Access Easement recorded herewith.

Together with, and subject to, all other rights and easements of record insofar as in force and applicable, but not intending to revive any of the same hereby, including such rights as may exist appurtenant to the premises pursuant to Chapter 91 of the General Laws of Massachusetts.

20R Ericsson Street, Boston, MA:

PARCEL I:

A certain parcel of land with the buildings thereon, situated in that part of said Boston known as Dorchester and shown as Parcel L-I on a "Plan of Land in Dorchester, Mass. December 10, 1947, Everett M. Brooks Co. -Civil Engr's., additions to plan made Feb. 21, 1948, and March 12, 1948", and duly recorded with Suffolk Deeds in Book 6400, Page 334, more particularly bounded and described as follows:

Beginning at a point on the Easterly side of Walnut Street at the North side of Ericsson Street, bounded and described as follows:

Westerly by Parcel G, fifty-one and 30/100 (51.30) feet;

Southerly by Parcel G, and Right of Way, fifty-four and 97/100 (54.97) feet;

Westerly by Parcel F and center of Right of Way, twenty-two and 34/100 (22.34) feet;

Southwesterly by Parcel F, being center of Right of Way, fifty-eight and 48/100 (58.48) feet;
Southerly by Parcel F, being center of Right of Way, eighteen and 49/100 (18.49) feet;
Westerly by Parcel L-2, two hundred eight (208) feet;
Southwesterly by Parcel L-2, one hundred thirty-six (136) feet;
Westerly by Parcel H, being center of Right of Way fifty and 03/100 (50.03) feet;
Northerly by Parcel C, eight and 07/100 (8.07) feet;
Westerly and Northwesterly by Parcel C, sixty-nine and 60/100 (69.60) feet and one hundred seventy-two (172) feet, more or less;
Northeasterly by the Neponset River, nine hundred (900) feet, more or less;
Southeasterly by land of the Port Norfolk Yacht Club of Boston, Inc., five hundred fifty (550) feet, more or less; Easterly by land of the Port Norfolk Yacht Club of Boston, Inc., one hundred ten and 60/100 (110.60) feet; Southerly by the south side of a ten foot Right of Way, forty-two (42) feet; and
Westerly by the east side of Walnut Street, ninety-four and 67/100 (94.67) feet.
Being a part of Lot 2 shown on a "Plan of Lands (Dorchester District) Boston, Mass. Owned by George Lawley & Son Corp. "March 6, 1946. Whitman & Howard, Civil Engineers" recorded with Suffolk Deeds, Book 6222, Page 23.

PARCEL II:

A certain parcel of land with the buildings thereon situated in said Dorchester and shown as Parcel G on a "Plan of Lands in Dorchester, March 18, 1947, Everett M. Brooks Co., Civil Engineers", recorded with Suffolk Deeds, Book 6318, page 420, more particularly bounded and described:

Beginning at a point on the Northerly side of Ericsson Street, thence running Easterly, fifty-four and 97/100 (54.97) feet, thence running

NORTHERLY: fifty-one and 30/100 (51 .30) feet, thence running

WESTERLY: fifty-four and 97/100 (54.97) feet, thence running

SOUTHERLY: fifty-one and 30/100 (51 .30) feet to the point of beginning.

There is appurtenant to the above-described land the right to use the entire way as shown on said plan in common with others entitled thereto.

Subject to and with the benefit of the right to use the entire passageway as shown on said plan in common with all others lawfully entitled thereto, and subject to the rights of all persons lawfully entitled to repair, alter, improve and maintain existing pipes, wires, cables, lines or other equipment now existing under the ground.

Said premises are part of premises shown as Lot 2 on "Plan of Lands (Dorchester District) Boston, owned by George Lawley & Son Corp. March 6, 1946, Whitman & Howard, C.E., recorded with Suffolk Deeds, Book 6222, Page 23.

PARCEL III:

A certain parcel of land with the buildings thereon situated in said Dorchester and shown as Parcel L-2 on said plan recorded with Suffolk Deeds Book 6400, Page 334, bounded and described as follows:

SOUTHERLY

WESTERLY

SOUTHERLY: by the Northerly side of Ericsson Street, sixty-seven and 91/100 (67.91) feet:

WESTERLY, by Parcel K, being the center of Right of Way, sixty-seven and 15/100 (67.15) feet;

NORTHWESTERLY by Parcel K and Parcel M and right of way, thirty-seven and 19/100 (37.19) feet:

WESTERLY: by Parcel M and Parcel M being the center of right of way two hundred nine and 47/100 (209.47) feet:

WESTERLY: by Parcel H being the center of right of way, sixty-one (61) feet;
NORTHEASTERLY by Parcel L-1, one hundred thirty-six (136) feet:
EASTERLY: by Parcel L-1 and Parcel F, and by the way shown on said Plan, two hundred twenty-three (223) feet:

SOUTHERLY: by Parcel F, fifty-seven and 52/100 (57.52) feet; and

EASTERLY: by Parcel F, ninety-three and 55/100 (93.55) feet to the point of beginning.

Being a part of Lot 2 shown on "Plan of Lands (Dorchester District} Boston, Mass.", owned by George Lawley & Son Corp., March 6, 1946, Whitman & Howard, C.E. recorded with said Deeds in Book 6222, Page 23.

There is excluded from the above-described premises that portion of Parcel III as was conveyed by Tracy Yacht Basin, Inc. to Percy M. Callback by deed dated May 25, 1955, and recorded May 31, 1955, with said deeds in Book 7060, Page 97 and being the parcel shown as parcel L-2A on a plan by Everett M. Brooks Co., C.E. dated May 11, 1955, and recorded with said Deeds, Book 7060, Page 96.

Being the same premises as conveyed to the mortgagor by deed of CPC Ericsson Street LLC, dated January 27, 2017, recorded at Suffolk County Registry of Deeds in Book No. 57483, at Page 82, by deed of CPC Ericsson Street LLC, dated January 27, 2017, recorded at Suffolk County Registry of Deeds in Book No. 57483, at Page 84, by deed of CPC Ericsson Street LLC, dated January 27, 2017, recorded at Suffolk County Registry of Deeds in Book No. 57483, at Page 87, and by deed of CPC Ericsson Street LLC, dated January 27, 2017, recorded at Suffolk County Registry of Deeds in Book No. 57483, at Page 90.

The above described premises will be sold **SUBJECT TO** and with the benefit of all restrictions, easements, covenants, conditions, building and zoning laws, to any and all unpaid taxes, tax titles, water and sewer charges, municipal or other public taxes, assessments or liens, rights of tenants and parties in possession, if any.

TERMS OF SALE:

A deposit of \$75,000.00 DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The successful bidder will be required to execute an Auction Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid in cash, by certified check, by cashier's check, or other check satisfactory to Mortgagee's attorney within thirty (30) days thereafter at the offices of BARSH AND COHEN, P.C., Attorneys for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.

Dated: March 10, 2024

(signed:) Crowd Lending Fund One, LLC
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil Cohen, Esquire
Attorney for the Mortgagee
500 Turnpike Street Suite 201, Canton, MA 02021
(617) 332-4700