

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 12 Whitney Street LLC to Crowd Lending Fund One, LLC, dated September 19, 2023 and recorded at Middlesex County (Southern District) Registry of Deeds on September 20, 2023, in Book No. 82015, at Page 58, of which mortgage the undersigned is the present holder CC REIT SUB II, LLC, by virtue of an Assignment to Willard Street Capital, dated November 30, 2023 and recorded at Middlesex County (Southern District) Registry of Deeds on December 19, 2023, in Book No. 82325, at Page 1, and an Assignment to Webster Business Credit, A Division of Webster Bank, N.A., dated November 30, 2023 and recorded at Middlesex County (Southern District) Registry of Deeds on December 19, 2023, in Book No. 82327, at Page 119, and an Assignment to Willard Street Capital, LLC, dated April 23, 2024 and recorded at Middlesex County (Southern District) Registry of Deeds on April 29, 2024, in Book No. 82707, at Page 523, and an Assignment to CC REIT SUB II, LLC, dated May 22, 2024 and recorded at Middlesex County (Southern District) Registry of Deeds on May 22, 2024, in Book No. 82796, at Page 512, 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 September 19, 2024 on the mortgaged premises being known as 1057 Grove Street, Framingham, MA, being all and singular the premises described in said mortgage to wit:

A certain parcel of land and the buildings thereon in Framingham, Middlesex County, Massachusetts and being shown as Lot 3A on a plan entitled "Plan of Land in Framingham, Mass., Property of William D. and Mary L. Wilson, Scale 1" = 30" August 1961, Surveyed by William F. Drake and Associates", and bounded and described as follows:

Beginning at the Northwest corner of said Lot 3A at the Southwest corner of Lot 3B as shown on said plan, on the Easterly side of Grove Street; thence running S 85° 48' 51"E by said Lot3B, on said plan, six hundred sixteen and 77/100 (616.77) feet to land of Healey, as shown on said plan; thence turning and running S 3° 50' 20" w by said Healey land, one hundred fifty (150) feet to a point at other land of Healey; thence turning and running N 85° 49' 00" W by said Healey land, six hundred seventeen and 81/100 (617.81) feet to the Easterly line of Grove Street; thence turning and running by the Easterly line of Grove Street N 4° 14' 00"E by the Easterly line of Grove Street, one hundred fifty (150) feet to the point of beginning. Being and all the same premises conveyed to the grantor by Deed recorded herewith.

Parcel Id#: M:035 B:65 L:5867 U:000

Being the same premises as conveyed to the mortgagor by deed of Amardeep Singh, dated September 20, 2023, recorded at Middlesex County (Southern District) Registry of Deeds in Book No. 82015, at Page 55.

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 \$7,500.00 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: August 18, 2024

(signed:) CC REIT SUB II, 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