

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Casa Bella Fine Home Builders LLC to Crowd Lending Fund One, LLC, dated March 22, 2023 and recorded at Middlesex County (Southern District) Registry of Deeds on March 24, 2023, in Book No. 81355, at Page 560, of which mortgage the undersigned is the present holder CC REIT SUB II, LLC, by virtue of an Assignment to CC REIT SUB I, LLC dated July 18, 2023 and recorded at Middlesex County (Southern District) Registry of Deeds on July 19, 2023, in Book No. 81787, at Page 95, and by virtue of Assignment to Webster Business Credit, A Division of Webster Bank, N.A., dated July 18, 2023 and recorded at Middlesex County (Southern District) Registry of Deeds on July 19, 2023, in Book No. 81789, at Page 120, and by Assignment to CC REIT SUB II, LLC dated February 16, 2024 and recorded at Middlesex County (Southern District) Registry of Deeds on February 27, 2024, in Book No. 82516, at Page 363, 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 October 10, 2024 on the mortgaged premises being known as 2 Overlook Drive, Bedford, MA, being all and singular the premises described in said mortgage to wit:

The land with the buildings thereon situated in Bedford, Middlesex County, Massachusetts, being shown as Lot 15, Overlook Drive, on a plan entitled, "Whispering Pines Sec. II Subdivision Plan of Land In Bedford, Mass." dated February 2, 1962, Joseph W. Moore, Inc., Registered Land Surveyor, recorded with Middlesex County South District Registry of Deeds, as Plan No. 714 of 1962, in Record Book 10047, Page 124, and bounded and described, as follows:

SOUTHEASTERLY by Overlook Drive, ONE HUNDRED TWENTY-FOUR AND 88/100 (124.88) feet, and FORTY-FIVE (45) feet;

NORTHEASTERLY by Lot 16, as shown on said plan, THREE HUNDRED TEN AND 96/100 (310.96) feet;

NORTHWESTERLY by land now or formerly of Bartlett G, and Barbara A. Blaisdell, as shown on said plan, ONE HUNDRED FIFTY-FIVE (155.0) feet; and

SOUTHWESTERLY by lands now or formerly of Lido Construction Co., Inc., and Prank P. Rich, as shown on said plan, THREE HUNDRED THIRTEEN AND 48/100 (313.48) feet.

Containing 43,093 square feet of land, according to said plan.

Together with the right to use all streets and roads as shown on said plan, in common with all others legally entitled thereto.

The above-described premises are subject to easements, restrictions, and reservations of record, now in force and effect, if any there be.

For title reference, see deed recorded with the Middlesex County Registry of Deeds herewith.

Being the same premises as conveyed to the mortgagor by deed of Michael R. Mceachern, Trustee of the Mceachern Family Trust, dated March 24, 2023, recorded at Middlesex County (Southern District) Registry of Deeds in Book No. 81355, at Page 557.

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 \$10,000.00 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: September 10, 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