

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 23 Hunting Street, LLC to CCG Fund I, LLC, dated February 28, 2023 and recorded at Middlesex County (Southern District) Registry of Deeds on March 1, 2023, in Book No. 81288, at Page 332, of which mortgage the undersigned is the present holder CCG FUND II LLC, by virtue of an Assignment to CCG FUND II, dated March 9, 2023 and recorded at Middlesex County (Southern District) Registry of Deeds on March 10, 2023, in Book No. 81317, at Page 527, 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 21, 2024 on the mortgaged premises being known as 21-23 Hunting Street, Cambridge, MA, being all and singular the premises described in said mortgage to wit:

The land with the buildings thereon situated in Cambridge, known as 21,23 Hunting Street, bounded and described as follows:

NORTHEASTERLY by the above described parcel and by land of owners unknown, 63.00 feet;

SOUTHEASTERLY by Hunting Street; 70.00 feet;

SOUTHWESTERLY by land of owners unknown, 63 .00 feet; and

NORTHWESTERLY by land of owners unknown, 70.00 feet.

Containing 4410 square feet of land more or less.

Said parcel is shown on a plan entitled "Plan of Land in Cambridge, Massachusetts, Scale 1 inch =20 feet, February 5, 1969, Fred R. Joyce, Surveyor, Belmont, Massachusetts. "Book 11641, Page 431. .

Being the same premises as conveyed to the mortgagor by deed of Diane Monteiro Bartholomew, Denise Monteiro and Maria Monteiro, dated May 10, 2022, recorded at Middlesex County (Southern District) Registry of Deeds on May 10, 2022, in Book No. 80106, at Page 508.

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 \$15,000.00 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 22, 2024

(signed:) CCG FUND 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