

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Porter Street Residences, LLC, to CCG Fund I, LLC, dated December 21, 2022 and recorded at Middlesex County (Southern District) Registry of Deeds on December 22, 2022, in Book No. 81096, at Page 434, of which mortgage the undersigned is the present holder CCG FUND II LLC, by virtue of an assignment to CCG FUND II LLC dated December 27, 2022 and recorded at Middlesex County (Southern District) Registry of Deeds on January 9, 2023, in Book No. 81144, at Page 186 for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 11:00 AM, on October 21, 2024 on the mortgaged premises being known as 16,22,24,26, 28 Porter Street, Cambridge, MA, being all and singular the premises described in said mortgage to wit:

16-Porter Street, Cambridge, MA

The following property located at 16 Porter Street, Cambridge, Middlesex County, Massachusetts, with buildings thereon being Lot 37 on a plan of John Livermore et al by J.G. Chase, dated July 1867 and recorded with the Middlesex South District Registry of Deeds, Plan Book 14, Plan 28 bounded: Northeasterly by Porter Street, thirty-two (32) feet; Northwesterly by lot 36 on said plan, eighty-two and 68/100 (82.68) feet; Southwesterly by lot 19 on said plan, thirty-two (32) feet; and Southeasterly by Lot 38. on said plan, eighty-two and 68/100 (82.68) feet.

Containing 2645 square feet.

See deed recorded in Book 81096, Page 429.

22 Porter Street, Cambridge, MA

The following property located at 22 Porter Street, Cambridge, Middlesex County, Massachusetts, with buildings thereon comprising:

NORTHERLY: on Porter Street, thirty-two (32) feet;

NORTHERLY: on lot 37 on a plan hereinafter referred to, eighty-two and sixty-eight one hundredths (82.68) feet;

SOUTHERLY: on lot 20 on said plan, thirty-two (32) feet; and

SOUTHERLY: on lot 35 on said plan; eighty-two and sixty-eight one hundredths (82.68) feet. The premises hereby conveyed being lot numbered 36 on a plan of lands in Cambridge and Somerville, drawn by of J.G. Chase and recorded in the Middlesex South District. Registry of Deeds, Book of Plans 14, Plan 28, excepting a two foot strip taken by City of Cambridge to widen said Porter Street. For further title reference see deed recorded in said Deeds, Book 1989, Page 241.

24, 26 & 28 Porter Street, Cambridge, MA

Exhibit A -Property Description

(Continued)

A certain parcel of land with the buildings thereon situated on the southerly side of Porter Street, in that part of Cambridge called Cambridgeport bounded as follows:

NORTHERLY: on Porter Street, ninety-six(96)feet;

EASTERLY: on land of McCue, now or late, eighty and seventy-five one hundredths. (80.75) feet more or less;

SOUTHERLY: on land of Lloyd, Smith and Sullivan, now or late, ninety-six (96) feet; and

WESTERLY: • on land of Valley, now or late, eighty and eighty-four one hundredths (80.84) feet.

Being lots numbered 83, 84, and 85 on plan numbered 5064 in City Engineer's office in said Cambridge, entitled Cambridge Street District and part of lots numbered 33, 34, and 35 on plan recorded with Middlesex South District Deed, Book of Plans 14, Plan 28.

Being the same premises as conveyed to the mortgagor by deed of 16-28 Porter Street LLC, dated December 22, 2022, recorded at Middlesex County (Southern District) Registry of Deeds on December 12, 2022, in Book No. 81096, at Page 429.

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 \$20,000.00 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 20, 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