

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 5-7 Gorham Realty LLC to CCG Fund I, LLC, dated February 24, 2023 and recorded at Middlesex County (Southern District) Registry of Deeds on February 24, 2023, in Book No. 81275, at Page 480, of which mortgage the undersigned is the present holder CCG FUND II LLC, by virtue of an Assignment to CCG FUND II LLC, dated March 9, 2023 and recorded at Middlesex County (Southern District) Registry of Deeds on March 10, 2023, in Book No. 81318, at Page 172, 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 29, 2024 on the mortgaged premises being known as 5-7 Gorham Street, Waltham, MA, being all and singular the premises described in said mortgage to wit:

A certain parcel of land with the buildings and improvements thereon situated in Waltham, Middlesex County, Massachusetts, bounded and described as follows:

Beginning at a stone bound on the Southerly side of Gorham Street, One Hundred forty-six and 47/100 (146.47) feet Easterly from the Southeasterly corner of Gorham and Gardner Street;

thence running Easterly by said Gorham Street, sixty (60) feet to a stone bound at a land of heirs of Cornelius J. McCormack;

thence turning and running Southerly by said land of McCormack heirs, ninety-five (95) feet to a stone bound at land of Flannery;

thence turning and running Westerly by said land of Flannery and land formerly of Garvey sixty (60) feet to a stone bound;

thence turning and running Northerly by land now or formerly of Honora Morris, ninety-five (95) feet to the point of beginning

See deed recorded in Book 78033, Page 561

Being the same premises as conveyed to the mortgagor by deed of Intervale Homes LLC, dated February 24, 2023, recorded at Middlesex County (Southern District) Registry of Deeds in Book No. 81275, at Page 477.

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 (fifteen thousand) 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 28, 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