

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by HOMES2FLIP, LLC to Crowd Lending Fund One LLC, dated June 5, 2023 and recorded at Norfolk County Registry of Deeds on June 5, 2023, in Book No. 41232, at Page 60, of which mortgage the undersigned is the present holder Crowd Lending Fund One, LLC, 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 November 5, 2024 on the mortgaged premises being known as 6 Meeting House Hill Road, Dover, MA, being all and singular the premises described in said mortgage to wit:

The land with the buildings thereon situate in Dover, Norfolk County, Massachusetts, being shown as Lot 14 on a plan of land entitled "Subdivision Plan Showing Existing Buildings, New Lots, on Hodgport Lane, Dover, Mass." by Cheney Engineering Co., Inc., dated December 20, 1977 -last revised August 30, 1978, recorded with Norfolk County Registry of Deeds as plan #485 of 979, in Plan Book 275, bounded and descn"bed as follows:

SOUTHWESTERLY AND SOUTHERLY by Lot 15 as shown on said plan by 2 curving lines as shown on said plan measuring respectively 11.29 feet and 51.56 feet

SOUTHWESTERLY AND WESTERLY by Lot 15 as shown on said plan by two measuring respectively 30.01 feet and 127.00 feet;

NORTHERLY by lot 9 as shown on said plan by 2 lines measuring respectively 88.48 feet and 34.52 feet;

EASTERLY AND SOUTHEASTERLY by Lot 12 as shown on said plan by 2 lines measuring respectively 134.09 feet and 54.92 feet;

SOUTHERLY by Lot 13 as shown on said plan, 45.00 feet.

Containing 20,034 square feet according to said plan.

Also, a one-fourteenth (1/14) undivided interest in and to Lot 9 entitled "Common Land", as shown on said plan, in common with others entitled thereto.

Being the same premises as conveyed to the mortgagor by deed of Cyroos Rahravan a/k/a Cyroos Rahraven and Elizabeth C. Rich, dated November 23, 2021, recorded at Norfolk County Registry of Deeds on November 29, 2021 in Book 40107, Page 590.

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: October 5, 2024

(signed:) Crowd Lending Fund One, LLC
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil Cohen, Esquire
Attorney for the Mortgagee
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