

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Kay's Oasis Enterprises Inc. to Crowd Lending Fund One, LLC, dated August 29, 2018 and recorded at Suffolk County Registry of Deeds on August 31, 2018, in Book No. 60115, at Page 30, modified by virtue of an assignment to A Street Capital, LLC dated September 27, 2018 and recorded at Suffolk County Registry of Deeds on October 5, 2018, in Book No. 60256, at Page 58, and confirmed by assignment dated June 23, 2021 and recorded at Suffolk County Registry of Deeds on June 28, 2021, in Book No. 65768, at Page 307, and by assignment to Crowd Lending Fund One, LLC, dated May 21, 2021 and recorded at Suffolk County Registry of Deeds on May 24, 2021, in Book No. 65523, at Page 7, and confirmed by assignment dated June 10, 2021 and recorded at Suffolk County Registry of Deeds on June 28, 2021, in Book No. 65768, at Page 312, 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 March 4, 2025 on the mortgaged premises being known as 1117-1125 Blue Hill Avenue, Dorchester, MA, being all and singular the premises described in said mortgage to wit:

A certain parcel of land with the buildings thereon situated in the Dorchester District of said Boston, said buildings being numbered 1117-1125 Blue Hill A venue, and being shown as Lots 54 and 55 on a plan by Frank A. Foster, C.E., dated October 22, 1908, recorded with Suffolk Deeds, Book 3360, Page 381, bounded and described as follows:

EASTERLY by Blue Hill Avenue, eighty (80) feet;

SOUTHERLY by Havelock Street, eighty (80) feet;

WESTERLY by Lot 56 as shown on said plan, eighty (80) feet;

containing 6400 square feet of land.

Said premises are conveyed subject to restrictions and easements of record, if any, so far as now in force and applicable.

Be any or all of said measurements more or less or however otherwise said premises may be bounded, measured or described.

Being the same premises as conveyed to the mortgagor by deed of Orlando E. Chambers and Kay M. Chambers, dated May 14, 1991, recorded at Suffolk County Registry of Deeds on May 15, 1991 in Book No. 16838, at Page 043.

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: February 5, 2025

(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  
500 Turnpike Street Suite 201, Canton, MA 02021  
(617) 332-4700