

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Lucien Investments, LLC to Crowd Lending Fund One, LLC, dated April 28, 2023 and recorded at Bristol County (Northern District) Registry of Deeds on April 28, 2023, in Book No. 28385, at Page 246, by virtue of an Assignment to CC REIT SUB I LLC dated May 12, 2023 and recorded at Bristol County (Northern District) Registry of Deeds on July 24, 2023, in Book No. 28500, at Page 213, and to Webster Business Credit, A Division of Webster Bank, N.A., dated May 30, 2023 and recorded at Bristol County (Northern District) Registry of Deeds on July 27, 2023, in Book No. 28505, at Page 16, and to CC REIT SUB I LLC dated October 10, 2023 and recorded at Bristol County (Northern District) Registry of Deeds on October 11, 2023, in Book 28604, at Page 236, of which mortgage the undersigned is the present holder CC REIT SUB I LLC, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 12:00 PM, on February 27, 2025 on the mortgaged premises being known as Land on Williams Street k/n/a 269 Williams Street, Taunton, MA, being all and singular the premises described in said mortgage to wit:

A vacant lot of land located on Williams Street, Taunton, Massachusetts being shown as "Remaining Land" on a Plan entitled "248 Hart Street (Bristol County-North District) Taunton, Massachusetts" prepared by Lighthouse Land Surveying, LLC for George & Maria T. Lambert, dated December 30, 2022 and recorded at the Bristol County Northern District Registry of Deeds at Plan Book 538 Page 68. Said land containing 15,322. square feet according to said Plan. Being and all the same premises conveyed to the grantor by Deed recorded herewith.

Parcel Id#: 94-135-0

Being the same premises as conveyed to the mortgagor by deed of George Lambert and Maria T. Lambert, dated March 21, 2023, recorded at Bristol County (Northern District) Registry of Deeds recorded on April 28, 2023, in Book No. 28385, at Page 243.

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: January 27, 2025

(signed:) CC REIT SUB I 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