

MORTGAGEE'S NOTICE OF SALE OF REAL PROPERTY

By virtue and in execution of the Power of Sale contained in a certain mortgage given by First City Realty, LLC to Crowd Lending Fund One, LLC, as assigned to CC REIT Sub II, LLC by an assignment recorded in the Merrimack County Register of Deeds in Book 3875, Page 801 (the "Mortgagee"), said mortgage dated October 23, 2024, and recorded on October 31, 2024 with the Merrimack County Register of Deeds in Book 3872 at Page 2203 (the "Mortgage"), pursuant to and for breach of the conditions in said Mortgage and for the purpose of foreclosing the same will be sold at:

**Public Auction on
November 4, 2026
at 9:00am**

Said sale to be held on the mortgaged premises having a present address of 43 Sterling Place, Bow, Merrimack County, New Hampshire. The premises are more particularly described as a certain tract or parcel of land with the improvements thereon located in said town and county and shown as Lot 29-IO on a plan entitled Lot Line Adjustment Block 3/Lots 29, 29-O, 29-G and 29-Q Sterling Place & Putney Road, Bow, New Hampshire prepared for Michael Audley dated May 26, 2003 by WF Howard and recorded in the Merrimack County Registry of Deeds as plan #16653, containing 6.15 acres more or less. Said Lot 29-O is further described as:

Beginning at a granite bound found on the southeasterly side of Sterling Place, at the northerly corner of the within described Lot; hence running S 48° 59' 36" E along Lot 29-G a distance of 183.06 feet on a granite bound set;

Thence turning and running S 03° 47' 33" W a distance of 199.93 feet to a granite bound found;

Thence turning and running S 31° 11' 45" E a distance of 126.00 feet to an iron pipe found;

Thence turning and running S 19° 08' 35" W a distance of 255.72 feet to a granite bound found;

Thence turning and running S 78° 57' 40" E a distance of 295.83 feet to an iron pipe found;

Thence turning and running S 51° 33' 59" W a distance of 267.46 feet to an iron pipe found at the corner of Lot 29-C and Lot 29-A:

Thence turning and running N 63° 40' 33" W a distance of 338.83 feet to a granite bound set;

Thence N 81° 49' 45" W a distance of 130.00 to the roadway known as Sterling Place;

Thence running along Sterling Place the following courses:

N 08° 10' 15" E a distance of 315.00 feet;

Along the length of a curve having a radius of 667.95 a distance of 313.13 feet;

N 35° 01' 50" E a distance of 150.00 feet to the place of beginning.

Containing 6.15 acres, more or less.

Said Lot 29-O is subject to all easements, covenants and restrictions of record. For title reference, see deed recorded with the Merrimack County Registry of Deeds in Book 3873, Page 2591.

NOTICE

PURSUANT TO NEW HAMPSHIRE RSA 479:25, YOU ARE HEREBY NOTIFIED THAT YOU HAVE A RIGHT TO PETITION THE SUPERIOR COURT FOR THE COUNTY IN WHICH THE MORTGAGED PREMISES ARE SITUATED, WITH SERVICE UPON THE MORTGAGEE, AND UPON SUCH BOND AS THE COURT MAY REQUIRE TO ENJOIN THE SCHEDULED FORECLOSURE SALE.

The name and address of the mortgagee's agent for service of process is:

Hinshaw & Culbertson, LLP
53 State Street, 27th Floor
Boston, MA 02109
617 213-7000

The contact information for the New Hampshire Banking Department is: New Hampshire Banking Department

53 Regional Drive, Suite 200

Concord, NH 03301 nhbd@banking.nh.gov

(603) 271-3561 – main office/ (800) 437-5991 – toll free

For information on getting help with housing and foreclosure issues, please call the foreclosure information hotline at 1-800-437-5991. The hotline is a service of the New Hampshire

banking department. There is no charge for this call.

The Property will be sold subject to all unpaid real estate taxes and all other liens and encumbrances, which may be entitled to precedence over the Mortgage. Notwithstanding any title information contained in this notice, the Mortgagee expressly disclaims any representations as to the state of the title to the Property involved as of the date of the notice of the date of sale. The property to be sold at the sale is "AS IS WHERE IS".

TERMS OF SALE

An initial deposit of Ten Thousand (\$10,000.00) Dollars in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney will be required to be delivered at or before the time a bid is offered. The successful bidder(s) will be required to execute a purchase and sale agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank

treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to cancel or continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale.

Dated in Providence, Rhode Island, on September 16, 2026.

CC REIT Sub II, LLC

By Its Attorney,

/s/ Patrick J. McDonald

Patrick J. McDonald, Esq.