

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage (the "Mortgage") given by 17 STORY, LLC, to RADIUS BANK (now known as LENDINGCLUB BANK, NATIONAL ASSOCIATION by virtue of a merger in which LENDINGCLUB BANK, NATIONAL ASSOCIATION was the surviving entity) dated March 3, 2020, recorded with the Middlesex South County Registry of Deeds in Book 74238, Page 210, of which Mortgage the undersigned is the present holder, for breach of the conditions of the Mortgage and for the purpose of foreclosing the same, there will be sold at Public Auction at 11:00 a.m. on the 7th day of June, 2023, at the mortgaged premises located at 127-129 Mount Auburn Street and 17 Story Street, Cambridge, Middlesex County, Massachusetts, all and singular the premises described in the Mortgage,

To wit:

the premises known as and numbered **127-129 MOUNT AUBURN STREET AND 17 STORY STREET, CAMBRIDGE, MASSACHUSETTS**, as further described in Exhibit A attached hereto;

Exhibit A to the Mortgage reads as follows:

The certain parcel of land with the buildings thereon, lying in said Cambridge, Middlesex County, Commonwealth of Massachusetts and bounded:

Southeasterly by Story Street one hundred and five feet (105) feet and five (5) inches, more or less;

Southerly by Mt. Auburn Street ninety-one (91) feet and three (3) inches;

Westerly by land formerly of Brackett and now or formerly of Michael O'Sullivan seventy-three (73) feet;

Northeasterly by land formerly of the City of Cambridge and now or late of one Fuller eleven (11) feet;

Northwesterly by said land formerly of the City of Cambridge and now or late Fuller eighty-one and 87/100 (81.87) feet;

Northeasterly by land now or formerly of Abigail T. O'Sullivan one hundred

twenty-one and 29/100 (121.29) feet, more or less, to said Story Street, be any or all of said measurements, more or less.

For title reference see deed recorded herewith.

The mortgaged premises will be sold subject to and with the benefit of all restrictions, easements, improvements, outstanding tax titles, municipal or other public taxes, assessments, liens or claims in the nature of liens, and existing encumbrances of record, created prior to the Mortgage or to which the Mortgage has or shall have been subordinated of record.

Terms of Sale:

A deposit of \$50,000.00 will be required to be paid by certified or bank check by the purchaser at the time and place of sale. The balance of the purchase price shall be required to be paid in cash or by certified or bank check within forty-five (45) days at the offices of Pierce Atwood LLP, 100 Summer Street, Boston, Massachusetts 02110.

Other terms to be announced at the sale.

The undersigned holder of the Mortgage reserves the right to reject any and all bids for the mortgaged premises and to continue the foreclosure sale from time to time to such subsequent date or dates as such holder may deem necessary or appropriate. The description of the premises contained in said Mortgage shall control in the event of an error in this publication.

**LENDINGCLUB BANK, NATIONAL
ASSOCIATION**

Present holder of said mortgage

By its Attorneys
Bruce Miller
Christopher J. Currier
Pierce Atwood LLP
100 Summer Street
Boston, MA 02110
617-488-8138

Dated: April __, 2023