

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by JE Properties Group LLC to Crowd Lending Fund One, LLC, dated February 22, 2023 and recorded at Norfolk County Registry of Deeds on February 22, 2023, in Book No. 41066, at Page 477, 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 1:00 PM, on January 23, 2024 on the mortgaged premises being known as 52 Freeman Street, Avon, MA, being all and singular the premises described in said mortgage to wit:

A certain parcel of land with the buildings now standing or hereafter placed thereon with all improvements thereto, situated in Avon, Norfolk County, Massachusetts, being shown as Lot 9 on a plan entitled "Subdivision of land in Avon, Mass." dated January 18, 1954 by L.W. DeCelle & Sons, Surveyors, recorded with Norfolk Registry of Deeds, Plan Book 185, Plan 377 of 1954, and bounded as follows:

NORTHWESTERLY by Freeman Street, ninety-five (95) feet;

NORTHEASTERLY by lot 8 on said plan, ninety-one and 99/100 (91.99) feet;

SOUTHEASTERLY by land of Sviles, ninety-five and 16/100 (95.16) feet;

SOUTHWESTERLY by Lot 10, eighty-six and 51/100 (86.51) feet;

Containing 8,486 square feet of land, all as indicated on said plan.

Subject to and with the benefit of restrictions and easements of record insofar as the same are now in force and applicable.

Being the same premises as conveyed to the mortgagor by deed of Brian T. Salisbury, Personal Representative of the Estate of Louis Orelus, dated February 22, 2023, recorded at Norfolk County Registry of Deeds in Book No. 41066, at Page 475.

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: December 19, 2023

(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
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