

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Able Business Concept LLC to Crowd Lending Fund One LLC, dated October 11, 2023 and registered with the Middlesex County (Southern District) on October 12, 2023, Document Number 1945620, Certificate Number 283047, 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 June 7, 2024 on the mortgaged premises being known as 741 Boston Post Road, Weston, MA, being all and singular the premises described in said mortgage to wit:

The land with the buildings thereon situated in Weston, Middlesex County, Massachusetts, more particularly bounded and described as follows:

Lot 28 as shown on Land Court Plan No. 14888P.

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry District of Middlesex County in Registration Book 1000, Page 100, with Certificate 174050.

There is appurtenant to the above described land crossing rights as set forth in Stipulation Document No.

149384, as modified by Document No. 208271, in so far as applicable.

There is appurtenant to the above described land rights of way resulting from reservations contained in deeds noted on Certificate 42308, in so far as applicable.

Said premises are subject to and with the benefit of all other rights, easements, restrictions, takings, covenants and agreements of record to the extent the same are presently in force and applicable.

Being the same premises as conveyed to the mortgagor by deed of Arba Development LLC, dated October 11, 2023, registered with the Middlesex County (Southern District) on October 12, 2023 Document Number 1945818, Certificate Number 283047.

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 \$15,000.00 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: May 5, 2024

(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
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