

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 742 County Road, LLC to Crowd Lending Fund One, LLC, dated July 28, 2023 and recorded at Barnstable County Registry of Deeds on July 28, 2023, in Book No. 35913, at Page 218, 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 12:00 PM, on November 7, 2024 on the mortgaged premises being known as 742 County Road, Pocasset, MA, being all and singular the premises described in said mortgage to wit:

A certain parcel of land with the buildings thereon, situated in Bourne (Pocasset), Barnstable County, Massachusetts, bounded and described as follows:

BEGINNING at the Southeasterly comer of the premises at a stone bound in the Westerly sideline of County Road, as shown on a plan of land hereinafter mentioned;

THENCE S 75° 22' 05" W by land of George E.W. and Anna T. Swift, as shown on said plan, three hundred one and 02/100 (301.02) feet, to a concrete bound at land of Frank & Bernice T. Jenkins, as shown on said plan;

THENCE N 12° 42' 10" W by land of said Jenkins, as shown on said plan, one hundred eighty-four and 06/100 (184.06) feet to a concrete bound;

THENCE N 86° 32' 00" E by Parcel A on said plan, three hundred forty-four and 88/100 (344.88) feet to n spike in the Westerly sideline of County Road aforesaid; and

THENCE S 05° 45' 00" W by County Road, by County Road, as shown on said plan, one hundred twenty-five and 00/100 (125.00) feet, to the stone bound, being the point of beginning.

Containing approximately 1.12 acres of land and being shown as PARCEL B on a plan of land entitled "Plan of a Division of Land of Stanley A. & Lorraine E. Gibbs in Pocasset, Bourne, Scale: 1"= 40', Oct. 21, 1968, Newell B. Snow, R.L.S., Buzzards Bay, Mass." Recorded at the Barnstable County Registry of Deeds in Plan Book 225, Page 111.

Being and all the same premises conveyed to the grantor by Deed recorded herewith.

Parcel Id#: M:39.0 P:52

Being the same premises as conveyed to the mortgagor by deed of U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, dated July 12, 2023, recorded on July 28, 2023 at Barnstable County Registry of Deeds in Book No. 35913, at Page 214.

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: October 7, 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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