

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 204-206 Barre Paxton Realty, LLC to CCG Fund I, LLC, dated October 7, 2022 and recorded at Worcester County Registry of Deeds on October 7, 2022, in Book No. 68325, at Page 55, of which mortgage the undersigned is the present holder CCG FUND I LLC, by virtue of an Assignment to CCG Fund II, LLC dated October 17, 2022 and recorded at Worcester County Registry of Deeds on October 18, 2022, in Book No. 68368, at Page 323, 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 December 5, 2024 on the mortgaged premises being known as 204 Barre Paxton Road, Rutland, MA, being all and singular the premises described in said mortgage to wit:

The land in Rutland on the easterly side of the state highway from barre to Paxton. BEGINNING at a point six hundred fifty-four and six tenths (654.6) feet southerly of a MHB near the middle of the cross road leading from Ruthland to Spencer (Pleasantdale Road); THENCE by the easterly line of the highway S. 23° 31' E two hundred thirty and three tenths (230.3) feet to land now or formerly of Carl G Christianson; THENCE by said Christianson land easterly one hundred ninety nine (199) feet more or less to a point at land now or formerly of Charles T. Adamson; THENCE N.23° 31' W two hundred thirty and three tenths (230.3) feet to other land now or formerly of said Adamson; THENCE by Adamson land 8.66° 29' W. Two hundred 200 feet to the point of beginning.

Being the same premises as conveyed to the mortgagor by deed of RDDR, LLC, dated September 29, 2022, recorded on October 7, 2022 at Worcester County Registry of Deeds in Book No. 68325, at Page 52.

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: November 3, 2024

(signed:) CCG FUND I 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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