

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by SBF Ventures LLC to Crowd Lending Fund One, LLC, dated March 27, 2023 and recorded at Middlesex County (Southern District) Registry of Deeds on March 31, 2023, in Book No. 81387, at Page 311, of which mortgage the undersigned is the present holder Willard Street Capital, LLC, by virtue of an Assignment to Willard Street Capital, LLC dated April 10, 2023 and recorded at Middlesex County (Southern District) Registry of Deeds on April 25, 2023, in Book 81456, at Page 503 and by virtue of Assignment to Webster Business Credit, A Division Of Webster Bank, N.A. dated April 10, 2023 and recorded at Middlesex County (Southern District) Registry of Deeds on April 25, 2023, in Book 81458, at Page 341, and by assignment to Willard Street Capital, LLC dated November 11, 2024 and recorded at Middlesex County (Southern District) Registry of Deeds on December 4, 2024, in Book 83543, at Page 132, 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 February 4, 2025 on the mortgaged premises being known as 41 John Street, Newton, MA, being all and singular the premises described in said mortgage to wit:

A certain parcel of land together with the buildings and other improvements thereon known as and numbered 41 John Street, Newton, Middlesex County, Massachusetts, shown as Lots 21 and 22 and triangular parcel adjoining the Southeasterly corner of Lot 22, all as shown on a plan entitled "Plan of Land in Newton, Mass., for John C. Barthelmes" dated March 7, 1902, as revised to November 1, 1902, by French and Bryant, Civil Engineers, recorded with Middlesex County South District Registry of Deeds in Plan Book 140 as Plan 22, said parcel being bounded and described according to said plan as follows: NORTHWESTERLY: by a proposed street, now called John Street, Eighty-Eight and 53/100 (88.53) feet; NORTHEASTERLY: by land Beecher, Eighty-Nine and 50/100 (89.50) feet, more or less; SOUTHEASTERLY: by land of Alfred Bowditch, Trustee, One Hundred Eight and 47/100 (108.47) feet, more or less; and SOUTHWESTERLY: by Lot 20, Eighty-Nine and 73/100 (89.73) feet.

Being the same premises as conveyed to the mortgagor by deed of THE HOMES AT JOHN STREET LLC, dated January 24, 2022, recorded at Middlesex County (Southern District) Registry of Deeds on March 31, 2023 in Book No. 81387, at Page 307.

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 \$10,000.00 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: December 30, 2024

(signed:) Willard Street Capital, 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  
(617) 332-4700