

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by DanPower64 LLC to Crowd Lending Fund One, LLC, dated March 14, 2024 and recorded at Suffolk County Registry of Deeds on March 14, 2024, in Book No. 69970, at Page 99, 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 February 20, 2025 on the mortgaged premises being known as 197 Havre Street, East Boston, MA, being all and singular the premises described in said mortgage to wit:

The land in that part of Boston called East Boston, Suffolk County, Massachusetts, with the buildings thereon, being one-quarter part of Lot 225 on RH Eddy's Plan of Section 2, East Boston, recorded with Suffolk Registry of Deeds at the end of Book 443, bounded and described as follows:

Northwesterly on Havre Street, 25 feet;

Northeasterly on the northeasterly half of said Lot 225, 100 feet;

Southeasterly on Lot 218 on said plan, 25 feet; and

Southwesterly on the southwesterly quarter part of said Lot 225, 100 feet.

Being the same premises as conveyed to the mortgagor by deed of 5 Up Harve LLC, dated March 7, 2024, recorded at Suffolk County Registry of Deeds on March 14, 2024 in Book No. 69970, at Page 96.

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 \$20,000.00 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: January 17, 2025

(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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