

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Infinity NCU, LLC to CCG Fund 1, LLC, dated November 30, 2022 and recorded at Suffolk County Registry of Deeds on November 30, 2022, in Book No. 68468, at Page 7, by virtue of an Assignment to CCG Fund II, LLC, dated December 9, 2022 and recorded at Suffolk County Registry of Deeds on December 14, 2022, in Book No. 68514, at Page 287, of which mortgage the undersigned is the present holder CCG FUND II LLC, 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 March 6, 2025 on the mortgaged premises, at front of common area, being known as 124 Glendower Road, Boston, MA, being all and singular the premises described in said mortgage to wit:

The land in Roslindale District of said Boston with the buildings thereon shown as Lot 5 and the Westerly half of Lot 6 on a plan by Charles Steere dated January 4, 1890, recorded with Suffolk Registry of Deeds, Book 2194, Page 615, together bounded and described as follows:

NORTHEASTERLY by Glendower Road, formerly James Street, eighty-five and 5/10 (85.5) feet;

NORTHWESTERLY by land now or formerly of Erdman Baunch, one hundred (100)feet;

SOUTHWESTERLY by land now or formerly of Alfred R. Ritachel, eighty-five and 5/10 (85.5) feet; and

SOUTHEASTERLY by land now or formerly of William Luippold et ux one hundred (100) feet.

For title see deed recorded in Book 66634, Page 98.

For current additional description of the property, condominium units and division of the percentage in the common area please see Master Deed dated June 27, 2024 and recorded with Suffolk County Registry of Deeds on July 1, 2024, in Book 70345, Page 222 for detailed Unit descriptions. This notice of sale is meaning and intending to exclude Unit 1, located on Lot 2 of 124 Glendower Road, Boston, MA and more particularly described in the Master Deed and Declaration of Trust. The balance of the units and additional property still remain secured by the mortgage recorded at Book 68468 and Page 7.

Please see Master Deed dated June 27, 2024 and recorded at Suffolk County Registry of Deeds on July 1, 2024, in Book 70345, Page 222 for detailed Unit description that excludes Unit 1, located on Lot 2 of 124 Glendower Road, Boston, MA.

Being the same premises as conveyed to the mortgagor by deed of Hector Guerrero, dated November 2, 2021, recorded at Suffolk County Registry of Deeds on November 8, 2021, in Book No. 66634, at Page 98.

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: January 26, 2025

(signed:) CCG FUND II 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