

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Greystone Property Development LLC to Crowd Lending Fund One, LLC, dated May 24, 2023 and recorded at Suffolk County Registry of Deeds on May 25, 2023, in Book No. 69023, at Page 124, modified by assignment to CC REIT SUB I, LLC dated May 30, 2023 and recorded at Suffolk County Registry of Deeds on August 3, 2023, in Book No. 69292, at Page 128, and to Webster Business Credit, A Division of Webster Bank, N.A. dated August 8, 2023 and recorded at Suffolk County Registry of Deeds on August 9, 2023, in Book No. 69308, at Page 225, and to CC REIT SUB I, LLC dated October 6, 2023 and recorded at Suffolk County Registry of Deeds on October 6, 2023, in Book No. 69504, at Page 137, and to CC REIT SUB II, LLC dated February 1, 2024 and recorded at Suffolk County Registry of Deeds on February 5, 2024, in Book No. 69867, at Page 305, effected by modification agreement dated May 28, 2024 and recorded at Suffolk County Registry of Deeds on June 4, 2024, in Book No. 70244, at Page 167, of which mortgage the undersigned is the present holder CC REIT SUB II 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 March 6, 2025 on the mortgaged premises being known as 25-29 Poplar Street, Roslindale, MA, being all and singular the premises described in said mortgage to wit:

A certain parcel of land with the buildings thereon now known as and numbered 25-29 Poplar Street in the Roslindale District of the City of Boston, Suffolk County, Massachusetts and being shown as Lot C on a "Plan of Land in Roslindale, Massachusetts," dated June 9, 1942, Everett M. Brooks, Civil Engineer, recorded with Suffolk Registry of Deeds, Book 6072, Page 574, bounded and described as follows: SOUTHEASTERLY by Poplar Street, forty-two and 81/100 (42.81) feet; SOUTHWESTERLY by Lot F and Lot E, as shown on said plan, fifty-nine and 24/100 (59.24) feet and by Lot D, as shown on said plan, seventeen and 51/100 (17.51) feet; NORTHWESTERLY by a Passageway and by Lot L-2, as shown on said plan, fifty-five and 78/100 (55.78) feet; and NORTHEASTERLY by land of owners unknown, is shown on said plan, sixty-five (65) feet. Containing 3426 square feet or land, more or less, according to said plan. See also plan recorded with said Deeds Book 5717, Page 251. The above described premises are conveyed subject to and with the benefit of easements, reservations, restrictions and passageway rights insofar as the same are now in force and applicable.

Being the same premises as conveyed to the mortgagor by deed of MMG REAL ESTATE LLC, dated January 25, 2022, recorded at Suffolk County Registry of Deeds on January 28, 2022 in Book No. 67095, at Page 272.

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: February 6, 2025

(signed:) CC REIT SUB 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