

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by J.L. Sullivan, Inc. to Crowd Lending Fund One, LLC, dated February 12, 2024 and recorded at Norfolk County Registry of Deeds on February 12, 2024, in Book No. 41637, at Page 426, modified by modification agreement dated April 24, 2024 and recorded at Norfolk County Registry of Deeds on April 26, 2024, in Book No. 41637, at Page 426, 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 April 3, 2025 on the mortgaged premises being known as 291 South Street, Wrentham, MA, being all and singular the premises described in said mortgage to wit:

The land at 291 South Street, Wrentham, Massachusetts together with the buildings and improvements thereon, situated on the southerly side of South Street, Wrentham, Norfolk County, Massachusetts, bounded and described as follows:

Beginning at a point in the Southerly line of South Street, Wrentham, Norfolk County, Massachusetts, bounded and described as follows:

South 53° 22' 7" East a distance of 181.01 feet to an iron post in a stone wall; thence

South 52° 59' 50" East a distance of 232.99 feet to a drill hole, a corner; thence

South 35° 54' 10" West a distance of 226.63 feet to a drill hole, a corner; thence

North 53° 9' 30" West a distance of 383.43 feet to a point in the southerly line of said South Street; thence

North 28° 14' 15" East a distance of 229.17 feet to the first point and place of beginning.

Containing 90,484 square feet, more or less, and shown on that certain plan of land entitled "Plan of Land in WRENTHAM, MASS., Owned by Sibyl P. Bowen, Scale 1" = 80', Dec. 22, 1980, Bay Colony Surveying Company, 4 Carmine Avenue, Foxborough, Mass." Said Plan is recorded with Norfolk County Registry of Deeds as Plan No. 22 of 1981 in Book 5827, Page 116.

Subject to Water Easement as set forth in Deed dated February 21, 2003 and recorded in Book 18277, Page 139 and shown on Plan filed as Plan No. 95 of 2003, Plan Book 505.

Meaning and intending to convey the same premises as described in that certain deed recorded with the Norfolk County Registry of Deeds in Book 37969, Page 428.

Said premises are subject to a first mortgage to Mortgage Electronic Registration Systems, Inc. recorded with said Deeds, Book 38430, Page 25 and a second mortgage to TDBank recorded with said Deeds, Book 40028, Page 596.

Being the same premises as conveyed to the mortgagor by deed of John L. Sullivan, dated June 22, 2023, recorded at Norfolk County Registry of Deeds on June 22, 2023 in Book No. 41262, at Page 351.

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: March 3, 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
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