

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Hoban Homes LLC to Crowd Lending Fund One, LLC, dated January 5, 2024 and recorded at Suffolk County Registry of Deeds on January 8, 2024, in Book No. 69787, at Page 111, modified by modification dated October 29, 2024 and recorded at Suffolk County Registry of Deeds on December 6, 2024, in Book No. 70881, at Page 69, 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 July 10, 2025 on the mortgaged premises being known as 31 Rodman Street, Jamaica Plain, MA, being all and singular the premises described in said mortgage to wit:

A certain parcel of land with all buildings and structures now or hereafter standing or placed thereon, situated in that part of Boston, Suffolk County, Massachusetts, called Forest Hills, and being shown on "Plan of Land in Forest Hills, Massachusetts" by C.H. Gannett, C.E. dated September 1914, and recorded with Suffolk Deeds, Book 3835, Page 173, bounded and described as follows:

NOTHERLY: By Rodman Street by two lines, forty-five (45) feet as shown on said plan;

NORTHEASTERLY: by land of owners unknown seventy-five (75) and 37/100 (75.37) feet as shown on said plan;

SOUTHEASTERLY: by Nathan Street forty-five (45) feet as shown on said plan;

SOUTHWESTERLY: by land of owners unknown ninety-six and 90/100 (96.90) feet as shown on said plan.

Being the same premises as conveyed to the mortgagor by deed of Brian J. Doherty, dated January 5, 2024, recorded at Suffolk County Registry of Deeds on January 8, 2024 in Book No. 69787, at Page 108.

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: June 9, 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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