

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 7 Circle Dr, Dover, MA, LLC to Crowd Lending Fund One, LLC, dated September 21, 2023 and recorded at Norfolk County Registry of Deeds on September 25, 2023, in Book No. 41425, at Page 54, modified by Modification Agreement dated October 24, 2024 and recorded at Norfolk County Registry of Deeds on October 28, 2024, in Book No. 42072, at Page 64, and by Assignment of Mortgage to CC REIT SUB I LLC dated October 15, 2023 and recorded at Norfolk County Registry of Deeds on October 26, 2023, in Book No. 41478, at Page 575, and by Assignment to WEBSTER BUSINESS CREDIT, A DIVISION OF WEBSTER BANK, N.A., dated October 11, 2023 and recorded at Norfolk County Registry of Deeds on October 27, 2023, in Book No. 41479, at Page 438, and by Assignment to CC REIT SUB II, LLC dated February 16, 2024 and recorded at Norfolk County Registry of Deeds on February 27, 2024, in Book No. 41655, at Page 336, 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 July 15, 2025 on the mortgaged premises being known as 7 Circle Drive, Dover, MA, being all and singular the premises described in said mortgage to wit:

The land in Dover, Norfolk County, Massachusetts, shown as Lot 3 on a plan entitled "Plan of Pine Tree Acres, Dover, Mass., Being a Subdivision of Lot 31 shown on Land Court Plan 30520A, Scale: 1" = 40', drawn by Cheney Engineering Co., Inc., Needham, Mass., dated February 28, 1969," recorded in the Norfolk County Registry of Deeds as Plan No. 16 of 1970, Plan Book 226, to which plan reference is made for a more particular description.

Lot 3 contains 43,612 square feet of land, according to said plan.

Subject to and with the benefit of easements and restrictions of record, If any, Insofar as the same are now in force and applicable.

Also subject to and with the benefit of the right to use the roads and ways as shown on said plan and on Land Court Plan 30520G, for all purposes for which roads and ways are used In the Town of Dover In common with all others thereto entitled.

Being the same premises as conveyed to the mortgagor by deed of Julia Bastas, Successor Trustee of the 7 Circle Drive Realty Trust u/d/t, dated September 25, 2023 and recorded on September 25, 2023 at Norfolk County Registry of Deeds in Book No. 41425, at Page 52.

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 \$10,000.00 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: June 17, 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