

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Beacon Realty Partners, LLC to Crowd Lending Fund One, LLC, dated February 16, 2024 and recorded at Middlesex County (Southern District) Registry of Deeds on February 21, 2024, in Book No. 82499, at Page 303, 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 17, 2025 on the mortgaged premises being known as 147 Sherman Street, Unit 201, Cambridge, MA, being all and singular the premises described in said mortgage to wit:

Unit No. 201 of the Sherman Street Condominium created in accordance with the provisions of M.G.L. c183A by Master Deed dated March 5, 1997 and recorded with the Middlesex South District Registry of Deeds in Book 27129, Page 386, as the same may be amended.

Said Unit is shown on the floor plans of the Building recorded with the Master Deed and on the Unit Plan recorded with the First Unit Deed to which is affixed the verified statement of a registered architect, registered professional engineer or registered land surveyor.

The Unit is conveyed together with an undivided interest in the common areas and facilities as defined and described in the Master Deed and the exclusive right to use those Common Areas and Facilities as set forth in said Master Deed.

Being the same premises as conveyed to the mortgagor by deed of Christopher Olson, Trustee of 147 Sherman Street #201 Realty Trust, u/d/t, dated February 16, 2024, recorded on February 21, 2024 at Middlesex County (Southern District) Registry of Deeds in Book No. 82499, at Page 299.

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 15, 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
500 Turnpike Street Suite 201, Canton, MA 02021
(617) 332-4700