

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by American Painting and Improvement LLC to Crowd Lending Fund One, LLC, dated December 29, 2023 and recorded at Worcester County Registry of Deeds on December 29, 2023, in Book No. 70055, at Page 1, 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 August 26, 2025 on the mortgaged premises being known as 27 Dresser Street, Webster, MA, being all and singular the premises described in said mortgage to wit:

The Land referred to herein below is situated in the County of Worcester, Commonwealth of Massachusetts, and is described as follows:

That certain lot or parcel of land situated in the Town of Webster, County of Worcester, Commonwealth of Massachusetts, being Lot No. 38 on a Plan of Lots recorded in the Worcester County Registry of Deeds entitled "Dresser Land" in Book 1348 page 653 is bounded and described as follows:

Said lot boW1ds northerly by land now or formerly of Theophil Koeller and measures 63 feet in width and 165 feet in depth.

Being the same premises as described in Book 1653 at page 200.

Being the same premises as conveyed to the mortgagor by deed of U.S. BANK NATIONAL ASSOCIATION, as Trustee for LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-10N, dated December 7, 2023, recorded on December 29, 2023 at Worcester County Registry of Deeds in Book No. 70054, at Page 393.

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: July 24, 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