

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Beach Menauhant LLC, in favor of Charlestown Capital Inc., dated November 28, 2023 and filed with the Land Registration Office of the Barnstable County Registry of Deeds as Document Number 1492228, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 11:00 am on September 5, 2025 on or near the mortgage premises being known as 224 Menauhant Road, Falmouth, Barnstable County, Massachusetts, being all and singular the premises described in said mortgage to wit:

The land with the buildings thereon situated in Falmouth in the County of Barnstable and the Commonwealth of Massachusetts as follows:

Lot 104 on Land Court Plan No. 314-D (Sheet 6)

For Mortgagor's title, see Certificate of Title No. 211029.

The above-described premises will be sold **SUBJECT TO** all rights, easements, restrictions, and reservations of record insofar as the same are in force and applicable. The above premises will be sold subject as above and subject to and/or with the benefit of any and all outstanding tax titles, municipal or other public taxes, assessments, association dues, liens, restrictions, easements, improvements, covenants, or claims in the nature of liens, assessments or liens and/or rights of tenants and parties in possession, if any.

TERMS OF SALE:

A deposit of TWENTY THOUSAND (\$20,000.00) 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 balance of the purchase price shall be paid by wire transfer, by certified check or by cashier's check within thirty (30) days thereafter at Charlestown Capital Inc., c/o Attorney Rosemary Traini, 100 Hallet Street, Boston, Massachusetts, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The undersigned reserves the right to change the foregoing terms of sale by announcement, written or oral, made before the auction sale, or at the commencement thereof or at the commencement of any adjourned sale.

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 30, 2025

(signed:)
Charlestown Capital Inc.
Current Holder of Said Mortgage
By its Attorney,

/s/ Rosemary Traini
Rosemary Traini, Esq.
100 Hallet Street
Boston, MA 02124
781-461-8300