NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Statutory Power of Sale contained in a certain Mortgage, Assignment of Leases and Rents, Fixture Filing, and Security Agreement (Construction) (the "Mortgage") given by Barros Properties LLC (the "Mortgagor"), to CCG Fund 1 LLC dated April 28, 2023 and recorded with the Middlesex South County Registry of Deeds on May 1, 2023 in Instrument 43778, Book 81481, at Page 266, said Mortgage being held by Tryon Street Acquisition Trust I, pursuant to an Assignment of Security Instruments initially from CCG Fund 1 LLC to Churchill Funding I, LLC, recorded in the Middlesex South County Registry of Deeds on May 18, 2023 in Instrument 81459, Book 81804, Page 516, and thereafter assigned to pursuant to an Assignment of Security Instruments from Churchill Funding I, LLC to Tryon Street Acquisition Trust I, recorded in the Middlesex South County Registry of Deeds on July 10, 2025 in Instrument 79771, Book 84337, at Page 589, for breach of the conditions of said Mortgage and for the purpose of foreclosing the same, the premises described in said Mortgage all and singular will be sold at Public Auction at One O'clock, P.M. on the 3rd day of December 2025, at the mortgaged premises located at 68 Dover Street, Somerville, MA 02144 (the "Property"), to wit:

68 Dover Street, Somerville, MA 02144:

The land in Somerville, Middlesex County, Massachusetts, with the buildings thereon, being numbered, 68 Dover Street, and bounded and described as follows:
Beginning at a point on the Southeasterly side of Dover Street, distant one hundred twenty-five (125) feet Northeasterly from Northeasterly side of Orchard Street, thence running
NORTHEASTERLY By said Dover Street, fifty (50) feet; thence turning and running.
SOUTHEASTERLY by land now or formerly of P.A. Rolfe, one hundred eight (108) feet; thence turning and running.
SOUTHWESTERLY by land now or formerly of Collins, fifty (50) feet; thence turning and running.
NORTHWESTERLY by land now and formerly of Sarah Applin and Delia N. Applin, one hundred eight (108) feet to the point of beginning
Containing 5400 square feet of land.

Being the same premises conveyed to Barros Properties, LLC by deed from Miriam N. Garland, Trustee of the Garland Nominee Trust, recorded with the Middlesex South Registry of Deeds in Book 81461, Page 262.

The Property is also subject to:

That certain Mortgage, Security Agreement and Assignment of Leases and Rents dated June 10, 2025, as recorded by Origin Funding I LLC on June 13, 2025 with the Middlesex South County Registry of Deeds in Instrument 67007, Book 84223, Page 405.

That certain Notice of Negative Pledge dated August 31, 2023, by and between Barros Properties LLC and EOF Real Property I, LLC, as recorded with the Middlesex South County Registry of Deeds on August 31, 2024, as Instrument 99122, Book 81955, Page 539.

That certain Writ of Attachment filed by Concentric Capital Group LLC against Barros Properties LLC, as recorded against the Property on May 13, 2025, as Instrument 51672, Book 84083, Page 194.

The Property is being sold "as is", "where is", and "with all faults" as of the date of closing, subject to and with the benefit of the following, if any there be, insofar as in force and applicable and having priority over the Mortgage: any and all rights of way, restrictions, easements, improvements, covenants, public assessments, unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal liens, assessments, oil and hazardous materials and environmental liens, other liens or claims in the nature of liens, rights of parties in possession, attachments and encumbrances, boundary line disputes, overlaps, encroachments and any matters which would be disclosed by an accurate survey and inspection of the premises. It shall be the bidder's sole responsibility to ascertain all items described in this paragraph and no representations are made concerning compliance with applicable zoning, building, sanitary or other state and/or municipal regulations.

TERMS OF SALE: The following "terms of sale" shall apply to the sale. To qualify as a bidder an initial deposit shall be paid at the time and place of the foreclosure sale as specified above in the amount set forth herein ("Initial Deposit"). The Initial Deposit due from the high bidder shall be FIFTEEN-THOUSAND AND 00/100 ($15,000.00) DOLLARS. Within five (5) business days after the sale an additional deposit shall be paid by the successful bidder sufficient to bring the aggregate deposit up to an amount equal to ten (10%) per cent of the auction price (the "Additional Deposit"). The deposit shall be paid by the successful bidder to Polsinelli PC ("Escrow Agent") as earnest money, by certified or bank cashier's check, unless otherwise announced at the sale. The entire deposit shall be retained by Escrow Agent for liquidated damages in the event the successful bidder fails to perform and as a result does not consummate the sale. The successful bidder will be required to pay the balance of the purchase price, within thirty (30) days from the date of sale. TIME WILL BE OF THE ESSENCE.

In the event that the successful bidder at the public auction shall default in purchasing the within described Property according to the terms of this Notice of Mortgagee's Sale and/or the terms of the Memorandum of Sale executed at the public auction, the Mortgagee reserves all of its rights against such successful bidder including, without limitation any deficiency resulting from a resale, whether to the second highest bidder, Mortgagee, or otherwise, together with costs of resale and any costs of maintaining or owning the Property. Mortgagee may, at its election, retain the Initial Deposit and the Additional Deposit as liquidated damages; or, purchase the Property for the amount bid by the successful bidder; or sell the Property to the second highest bidder at the public auction, provided that Mortgagee in its discretion may require, (i) said second highest bidder to deposit with the Escrow Agent the amount of the required deposits as set forth herein within three (3) business days after written notice to the second highest bidder of the default of the previous highest bidder, (ii) the second highest bidder to execute a Memorandum of Sale and (iii) the closing to occur within twenty (20) days of said written notice time being of the essence.

The Mortgagee reserves the right to postpone this sale to a later time or date by public proclamation at the time and date appointed for the sale and to further postpone any adjourned sale date by public proclamation at the time and date appointed for the adjourned sale date. The description for the premises contained in said Mortgage shall control in the event of a typographical error in this publication.

The successful bidder shall pay all recording fees and documentary stamps in connection with the transfer of the premises, any costs of obtaining smoke detectors, carbon monoxide detectors and smoke and carbon monoxide detector certificates and the transfer or issuance of any licenses, all real estate taxes, tax titles, and municipal charges due as of the date of sale and those due thereafter through the date of Closing, as well as all of its costs in connection with the transaction, including but not limited to title examinations and title premiums. No adjustments whatsoever will be made, whether for taxes, municipal charges, utilities or otherwise.

Other terms to be announced at the time and place of sale.

Foreclosure deed(s) will be delivered to the purchaser(s) for recording on full receipt of the purchase price. The successful bidder(s) will be required to sign at the auction sale a Memorandum of Sale containing the terms of sale.

Present holder of said Mortgage,

TRYON STREET ACQUISITION TRUST I
By its attorneys:
Polsinelli PC