

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 71 Dewey St. LLC, to Crowd Lending Fund One, LLC, dated November 21, 2023 and recorded November 22, 2023 in Book 69914, Page 325, then assigned to CC REIT SUB I, LLC by assignment recorded February 5, 2025 in Book 71612, Page 250, then assigned to Unitas Funding LLC by assignment recorded February 5, 2025 in Book 71612, Page 252, all of the Worcester District Registry of Deeds, of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 1 O'Clock P.M. on the 9th day of January, 2026 at 71 Dewey Street, Worcester, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

To wit:

A certain tract or parcel of land with the buildings thereon situated on the Easterly side of Dewey Street in Worcester, Worcester County, Massachusetts, bounded and described as follows, to wit:

BEGINNING at the Southwest corner of the granted premises at a corner of land now or formerly of William H. Coxen; thence running Northerly by said Street, sixty (60) feet to a corner; thence Easterly at right angles with said street, one hundred twenty (120) feet; thence running Southerly parallel to said street, forty-two (42) feet to a corner of land now or formerly of one Morse; thence Westerly by land now or formerly of said Morse and land now or formerly of one Smith, about seventy-two (72) feet to a corner of land now or formerly of said Coxen; thence by land of said Coxen, fifty-five (55) feet to the place of beginning.

Terms of sale: A deposit of ten thousand dollars (\$10,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The successful bidder will be required to execute a sale agreement immediately after the close of bidding. The balance of the purchase price is to be paid to the Mortgagee's attorney by certified or bank check or other funds satisfactory to Mortgagee's attorney within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, except upon a default by the purchaser, the purchaser shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. TIME WILL BE OF THE ESSENCE. In the event of an error in this publication, the description of the premises contained in said mortgage shall control.

Other terms, if any, to be announced at the sale.

UNITAS FUNDING LLC

Present holder of said mortgage

By its Attorney,

Law Offices of Keith K. Fuller

5300 Bigelow Commons

Enfield, CT 06082