

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 52 Salem Street LLC to Cardinal Capital Group, Inc., dated July 29, 2022 and recorded at Suffolk County Registry of Deeds on August 1, 2022, in Book No. 68027, at Page 244, , by virtue of an Assignment of Mortgage to CCG Fund II, LLC recorded at Suffolk County Registry of Deeds on August 8, 2022, in Book 68053, at Page 244 and by virtue of an Assignment of Mortgage to Churchill Funding I LLC recorded at Suffolk County Registry of Deeds on September 12, 2023 in Book 69423, Page 99, and by virtue of an Assignment of Mortgage to CCG Fund II, LLC, recorded at Suffolk County Registry of Deeds on July 31, 2024 in Book 70453, Page 116, of which mortgage the undersigned is the present holder CCG FUND II LLC, 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 December 9, 2025 on the mortgaged premises being known as 52-56 Salem Street, Boston, MA, being all and singular the premises described in said mortgage to wit:

A certain parcel of land with the buildings thereon, situated and numbered 52, 54 and 56 Salem Street, Boston, Suffolk County, Massachusetts and more particularly described as follows:

SOUTHEASTERLY: By Salem Street, thirty-two (32) feet, ten and one half (10.5) inches;

SOUTHWESTERLY: by land formerly of Nathan Neat and subsequently of B. Isenberg, on two (2) lines, thirty-two (32) feet and thirty (30) inches;

WESTERLY: by land formerly of Barnes, Seven (7) feet and two (2) inches;

NORTHERLY: BY land formerly of Lawrence on two (2) lines, five (5) feet, six (6) inches and thirty-six (36) feet, four and one-half (4.5) inches;

NORTHWESTERLY: partly by the same and partly by Morton Street, six (6) feet, eight (8) inches.

NORTHEASTERLY: by said Morton Street, twenty-seven (27) feet, seven (7) inches;

Containing as per plan of A. Wadsworth dated December 15, 1845 recorded with Suffolk Deeds in Book 557, Page 189, one Thousand Six Hundred and Ten (1610) square feet.

See Deed recorded in Book 65725, Page 89.

Being the same premises as conveyed to the mortgagor by deed of Damien DiPaola, Trustee of Lina D. Realty Trust, dated June 17, 2021, recorded at Suffolk County Registry of Deeds on June 22, 2021, in Book No. 65725, at Page 89.

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 \$100,000.00 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 and an additional amount of 10% of the winning bid is required to be tendered by certified funds of wire within 48 hours of auction. 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: November 6, 2025

(signed:) CCG FUND II LLC
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil Cohen, Esquire
Attorney for the Mortgagee
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(617) 332-4700