

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 742 County Road, LLC, to Crowd Lending Fund One, LLC, dated and recorded July 28, 2023 in Book 35913, Page 218, then assigned to CC REIT SUB I, LLC by assignment recorded August 28, 2025 in Book 37154, Page 64, then assigned to FMJM RWL VI Trust 2021-1 by assignment recorded December 10, 2024 in Book 36719, Page 123, all of the Barnstable County 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 13th day of February, 2026 at 742 County Road, Bourne (Pocasset), Barnstable County, Massachusetts, all and singular the premises described in said mortgage, to wit:

A certain parcel of land with the buildings thereon, situated in Bourne (Pocasset), Barnstable County, Massachusetts, bounded and described as follows:

BEGINNING at the Southeasterly corner of the premises at a stone bound in the Westerly sideline of County Road, as shown on a plan of land hereinafter mentioned;

THENCE S 75° 22' 05" W by land of George E.W. and Anna T. Swift, as shown on said plan, three hundred one and 02/100 (301.02) feet, to a concrete bound at land of Prank & Bernice T. Jenkins, as shown on said plan;

THENCE N 12° 42' 10" W by land of said Jenkins, as shown on said plan, one hundred eighty-four and 06/100 (184.06) feet to a concrete bound;

THENCE N 86° 32' 00" E by Parcel A on said plan, three hundred forty-four and 88/100 (344.88) feet to a spike in the Westerly sideline of County Road aforesaid; and

THENCE S 05° 45' 00" W by County Road, by County Road, as shown on said plan, one hundred twenty-five and 00/100 (125.00) feet, to the stone bound, being the point of beginning.

Containing approximately 1.12 acres of land and being shown as PARCEL B on a plan of land entitled "Plan of a Division of Land of Stanley A. & Lorraine E. Gibbs in Pocasset, Bourne, Scale: 1" = 40', Oct. 21, 1968, Newell B. Snow, R.L.S., Buzzards Bay, Mass." Recorded at the Barnstable County Registry of Deeds in Plan Book 225, Page 111.

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.

FMJM RWL VI Trust 2021-1
Present holder of said mortgage
By its Attorney,
Law Offices of Keith K. Fuller
5300 Bigelow Commons
Enfield, CT 06082