

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Birdie Consulting, LLC to CC REIT SUB II, LLC, dated July 31, 2025 and recorded at Suffolk County Registry of Deeds on August 4, 2025, in Book No. 71724, at Page 147, of which mortgage the undersigned is the present holder CC REIT SUB II, LLC, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 12:00 PM, on January 23, 2026 on the mortgaged premises being known as 124 Glendower Road, Unit 2, Boston, MA, being all and singular the premises described in said mortgage to wit:

Condominium Unit No. 2 (the Unit) in the Condominium known as the 124 Glendower Road Condominium (the Condominium) situated at 124 Glendower Road, Roslindale, MA 02131, created by the Master Deed (the Master Deed) dated June 27, 2024 recorded with Suffolk County Registry of Deeds in Book 70345, Page 222, as amended of record.

The unit is more particularly described (1) in the Master Deed, (2) such site and floor plans as have been recorded or filed therewith, (3) in the first Unit Deed thereof, and (4) copies of portions of such site and floor plans filed therewith. The Unit is conveyed together with an undivided 47.00% interest in the common areas and facilities of the Condominium and the same undivided 47.00% interest in the Organization of Unit Owners known as the 124 Glendower Road Condominium Trust (the Unit Owners Organization) created by an Instrument dated June 27, 2004 and recorded with said Deeds at Book 70345, Page 237. The Unit and said undivided interests are together hereinafter referred to as the Mortgaged Premises.

The Premises are conveyed subject to and together with the benefits of (1) the provisions of Chapter 183A of the General Laws of the Commonwealth of Massachusetts as amended, (2) the provisions and matters set forth and/or referred to in the Master Deed, (3) the provisions of the instrument creating the Unit Owners Organization and the By-Laws thereunder as recorded or filed with the Master Deed and such Rules and Regulations as may be promulgated thereunder and (4) the provisions set forth and referred to in the Unit Deed into the Mortgagor recorded with Suffolk County Registry of Deeds, to which Unit Deed reference is herein made to the title of the Mortgagor and for further description of the premises conveyed hereunder.

Being the same premises as conveyed to the mortgagor by deed of CCG FUND II LLC, dated June 30, 2025, recorded at Suffolk County Registry of Deeds on August 4, 2025, in Book No. 71724, at Page 134, and by confirmatory deed dated June 30, 2025, recorded at Suffolk County Registry of Deeds on September 30, 2025, in Book No. 71927, at Page 4.

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 \$10,000.00 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 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: December 22, 2025

(signed:) CC REIT SUB 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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