

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Bless Movement Group, LLC to Crowd Lending Fund One, LLC, dated December 10, 2024 and recorded at Suffolk County Registry of Deeds on December 11, 2024, in Book No. 70894, at Page 53, by virtue of an Assignment of Mortgage dated December 16, 2024 and recorded at Suffolk County Registry of Deeds on February 18, 2025, in Book No. 71088, at Page 324, and by Modification Agreement dated June 24, 2025, and recorded at Suffolk County Registry of Deeds on June 26, 2025, in Book No. 71560, at Page 144, 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 10:00 AM, on February 26, 2026 on the mortgaged premises being known as 30 Sanford Street, Mattapan, MA, being all and singular the premises described in said mortgage to wit:

A certain parcel of land situated in that part of Boston called Dorchester in the County of Suffolk, with the buildings thereon, situated on the southerly side of Sanford Street and being shown as Lot B on a plan of land at Dorchester Lower Mills belonging to the estate of Estelle Hall dated August 1924, Frederick P. Hall, Surveyor, recorded in Book 4625, Page 122 in the Registry of Deeds for the County of Suffolk, bounded and described as follows:

NORTHERLY: by Sanford Street, thirty-five (35) feet as shown on said plan;

EASTERLY: by land of owner or owners unknown, seventy-four and 15/100 (74.15) feet as shown on said plan;

SOUTHERLY: by land of owner or owners unknown, thirty-five and 52/100 (35.52) feet as shown on said plan, and

WESTERLY: by Lot A, seventy-four and 38/100 (74.38) feet as shown on said plan.

Containing 2618 square feet, according to said plan, be any and all of said measurements or contents more or less or however otherwise said premises may be measured, bounded or described.

Together with a right of way beginning at Temple Street at the SOUTHERLY line of Lot A where it meets as shown on said plan, thence running:

SOUTHERLY: forty-two and 95/100 (42.95) feet to the boundary of Lots A and Bas shown on said plan; thence running

WESTERLY: ten (10) feet on said boundary line; thence running

NORTHERLY: forty-two and 95/100 feet to Temple Street; thence running along Temple Street ten (10) feet to point of beginning. This right of way is to be used in common with the owners and occupants of Lot A for all purposes for which is driveway is used.

Being the same premises as conveyed to the mortgagor by deed of HIC of Massachusetts, Inc., dated November 20, 2024, recorded at Suffolk County Registry of Deeds on December 11, 2024 in Book No. 70894, at Page 48.

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: January 26, 2026

(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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