

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by DIVERSIFIED INVESTMENT INTERNATIONAL, LLC to CC REIT SUB II, LLC, dated September 19, 2025 and recorded at Middlesex County (Northern District) Registry of Deeds on September 22, 2025, in Book No. 39533, at Page 95, 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 March 18, 2026 on the mortgaged premises being known as 17 Vinal Street, Dracut, MA, being all and singular the premises described in said mortgage to wit:

The land in Dracut, with the buildings thereon, situated on the Northwesterly side of Vinal Street, the buildings thereon now supposed to be numbered 17 on said Vinal Street, and thus bounded and described:

Beginning at the most Southerly corner of the premises on the Northwesterly side of said Vinal Street and at the Easterly corner of Lot 398 on plan hereinafter mentioned;

Thence Northwesterly by said Lot 398 on said plan 80.44 feet to the Northeasterly corner of Lot 377 on said plan;

Thence Northeasterly along Lots 378, 379, 380, 381, 382 and 383 on said plan 120 feet to Southwesterly corner of Lot 391 on said plan;

Thence Southeasterly along said Lot 391 on said plan 80.44 feet to said Vinal Street;

Thence Southwesterly along said Vinal Street 120 feet to the point of beginning.

Containing 9,600 square feet of land, more or less, and being Lots numbered 392, 393, 394, 395, 396 and 397 on plan of land entitled "Collins Park, Dracut, Mass., belonging to Fred C. Tobey Land Co., Boston, Mass.1' and dated June 1913 by F.T. Westcott, Engr., and recorded in Middlesex North District Registry of Deeds in Plan Book 31, Plan 7.

Subject to and with the benefit of a right of way and utilities easement as shown on said plan and to easements, reservations, agreements, restrictions and right of way of record, if any, insofar as the same are now in force and applicable.

Being the same premises as conveyed to the mortgagor by deed of Tiffany Hughes, Trustee of the Walter J. Casper Living Trust and Kyndra Joy Casper Trustee of the Walter J. Casper Living Trust, dated September 11, 2025, recorded at Middlesex County (Northern District) Registry of Deeds on September 22, 2025 in Book No. 39533, at Page 90.

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 \$7,500.00 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: February 18, 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
500 Turnpike Street Suite 201, Canton, MA 02021
(617) 332-4700