

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Shanti Acquisition LLC to CC REIT SUB II, LLC, dated February 7, 2025 and recorded at Suffolk County Registry of Deeds on February 11, 2025, in Book No. 71075, at Page 151, 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 April 15, 2026 on the mortgaged premises being known as 66 Geneva Avenue, Dorchester, MA, being all and singular the premises described in said mortgage to wit:

A certain parcel of land with the buildings thereon, situated in that part of Boston formerly Dorchester, and shown as Lot F-1 on a plan by Henry C. Mildram, Engineer, dated October 28, 1925, recorded with Suffolk Deeds and bounded and described as follows:

SOUTHWESTERLY by Geneva Avenue, one (100) hundred feet;

NORTHWESTERLY by Lot marked "970 square feet" and Lot F on said plan, one hundred ninety--three and 95/100 (193.95);

NORTHEASTERLY by Oldfields Street, one hundred and 16/100 (100.16) feet; and

SOUTHEASTERLY by Lot F-2 and K-1 on said plan, one hundred ninety-nine and 52/100 (199.52) feet.

Containing 19,674 square feet of land according to said plan.

Subject to restrictions of record, if any there be, so far as the same are now in force and applicable.

Being the same premises as conveyed to the mortgagor by deed of New Faith Missionary Baptist Church, dated February 6, 2025, recorded at Suffolk County Registry of Deeds on February 11, 2025 in Book No. 71075, at Page 144.

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 \$15,000.00 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: March 3, 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