

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Central Massachusetts Charitable Development Trust to CC REIT SUB II, LLC, dated March 11, 2025 and recorded at Bristol County (Northern District) Registry of Deeds on March 14, 2025, in Book No. 29263, at Page 209, 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 11:00 AM, on June 8, 2026 on the mortgaged premises being known as 42 Union Street, Taunton, MA, being all and singular the premises described in said mortgage to wit:

The land in Taunton, Bristol County, Massachusetts, bounded and described as follows:

A certain parcel of land with the buildings thereon situated in Taunton, Bristol County, Massachusetts, being now numbered 42 Union Street, and being the same premises conveyed to Miriam J. Sullivan by Deed dated December 16, 1954 and recorded in Bristol (N.D.) County Registry of Deeds at Book 1154, Page 272, being bounded and described as follows:

Beginning at the corner of the property formerly owned by Emma L. Davis in line of said street and running thence westerly by said Davis land one hundred feet;

Thence by land formerly of George W. Andros, now or formerly of Dr. Walter Costa, southerly sixty feet to the corner of land now or formerly of William Powers;

Thence by said Powers land South 68° 15' East ninety-nine feet to Union Street;

Thence by Union Street northerly sixty feet to the point of beginning.

Being the same premises as conveyed to the mortgagor by deed of Worcester Services, LLC, dated March 14, 2025, recorded at Bristol County (Northern District) Registry of Deeds in Book No. 29263, at Page 207.

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: April 30, 2026

(signed:) CC REIT SUB II, LLC
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil S. Cohen, Esquire
Attorney for the Mortgagee
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(617) 332-4700