

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 88 Main St Realty LLC to Crowd Lending Fund One, LLC, dated November 19, 2024 and recorded at Middlesex County (Southern District) Registry of Deeds on November 20, 2024, in Book No. 83493, at Page 30, assigned to CC REIT SUB II, LLC by Assignment of Mortgage dated December 4, 2024 and recorded with said Deeds on December 6, 2024 in Book No. 83556, at Page 27, 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 June 23, 2026 on the mortgaged premises being known as 58 Massasoit Avenue, Sudbury, MA, being all and singular the premises described in said mortgage to wit:

### PARCEL 1

The land in Sudbury, Massachusetts, situated at the Easterly corner of Massasoit Avenue and Franklin Place being Lot H as shown on a plan entitled "Part Plan of Subdivision Plan of "King Philip Heights", South Sudbury, Massachusetts dated June 18, 1946, compiled by E.W. Pettigrew, C.E, a copy of which is recorded with the Middlesex South District Registry of Deeds, bounded and described as follows:

NORTHERLY by Franklin Place as shown on said plan one hundred and fifty (150) feet;

EASTERLY by Lot I as shown on said plan one hundred and forty (140) feet;

SOUTHERLY by land of persons not designated as shown on said plan one hundred and fifty (150) feet;

WESTERLY by Massasoit Avenue as shown on said plan one hundred and forty (140) feet.

### PARCEL 2

The land in said Sudbury situated on the Southerly side of Franklin Place and being Lot I as shown on unrecorded plan entitled "Part Plan of Subdivision plan of King Philip Heights, South Sudbury, Massachusetts," dated June 18, 1946, compiled by E.W. Pettigrew, C.E., bounded and described as follows:

NORTHERLY by Franklin Place as shown on said plan one hundred and twenty (120) feet;

EASTERLY by land of persons not designated as shown on said plan one hundred and forty (140) feet;

SOUTHERLY by land of persons not designated as shown on said plan one hundred and twenty (120) feet; and

WESTERLY by Lot H as shown on said plan one hundred and forty (140) feet.

Being the same premises as conveyed to the mortgagor by deed of 58 Massasoit Ave. Sudbury, LLC, dated November 20, 2024, recorded at Middlesex County (Southern District) Registry of Deeds in Book No. 83493, at Page 26.

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: May 8, 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  
500 Turnpike Street Suite 201, Canton, MA 02021  
(617) 332-4700