

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by TL Real Estate Investments LLC to Crowd Lending Fund One, LLC, dated February 7, 2024 and recorded at Norfolk County Registry of Deeds on February 7, 2024, in Book No. 41633, at Page 8, assigned to CC REIT SUB II, LLC by Assignment of Mortgage dated February 14, 2024 and recorded with said Deeds on April 21, 2026 in Book 43054, Page 324, and as affected by the Land Court Registered Land Endorsed Notice of Voluntary Withdrawal in Case No. 25SBQ0630210-001, dated November 21, 2025 and recorded with said Deeds on November 28, 2025, in Book No. 42796, at Page 183 and registered at Norfolk County Registry District of the Land Court on November 28, 2025, Document No. 1562656, as noted on Certificate of Title No. 211006, 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 July 17, 2026 on the mortgaged premises being known as 161 Sumner Street, Quincy, MA, which under the exhibit "A" of the recorded documents being all and singular the premises described in said mortgage to wit:

Parcel 1

That certain parcel of land situate in Quincy in the County of Norfolk and said wealth, bounded and described as follows:

NORTHWESTERLY by Summer Street, one hundred thirty-three (133) feet;
NORTHWESTERLY seventy (70) feet; and
EASTERLY one hundred forty (140) feet, by land now or formerly of Ida J. Crane; and
SOUTHWESTERLY by land now or formerly of Domenico Bellomare, one hundred ten and 74/100 (110.74) feet.

All of said boundaries and determined by the Land Court to be located as shown on a plan drawn by Frederick E. Tupper, Civil Engineer, dated Dec. 26, 1916, as approved by said Court, filed in the Land Registration Office as No. 6302A, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 3466, Book 18.

Parcel 2

A certain parcel of land, with the buildings thereon, situated in said Quincy and appearing on a plan by Ernest W. Branch, Inc., Civil Engineers, dated Nov. 13, 1944, marked "Plan of Land in Quincy Massachusetts," and recorded with Norfolk Registry of Deeds, the said parcel being bounded and described as follows:

Commencing at a point as shown on said plan, on the Northeasterly boundary line of other land of the grantee, Sixty-seven and 50/100 (67.50) feet, Southeast from the Easterly side of Sumner Street: thence running Southeasterly from said point, thirty-three and 50/100 (33.50) feet more or less, along the extended line of the grantee's present Northeasterly boundary line to land now or formerly of Isabella C. Streeter.
thence turning and running Southwesterly, Seventy-one and 80/100 (71.80) feet, more or less, along land now or formerly of said Isabella C. Streeter;
thence turning and running Northwesterly along land now or formerly of said Isabella C. Street, One (1) foot;
thence turning and running Northerly along other land of the grantee, Seventy-four and 43/100 (74.43) feet to the point of beginning.
Containing about 1,170 square feet, more or less.

Meaning and Intending to convey the triangular portion of Parcel A. as shown on said plan, bounded Northeasterly by the extended line of the grantee's present Northeasterly line.

Being the same premises as conveyed to the mortgagor by deed of Curley Quincy LLC, dated February 7, 2024, and recorded on February 7, 2024, at Norfolk County Registry of Deeds in Book No. 41633, at Page 4.

Pursuant to a Subordination of Agreement dated June 2, 2026, and recorded June 8, 2026, at Norfolk County Registry of Deeds in Book No. 43155, at Page 33, the mortgage and recorded security instruments are subject to a Condominium Master Deed dated October 20, 2025, and recorded October 28, 2025 with the Norfolk County Registry of Deeds in Book No. 42730, Page 536; and a Declaration of Trust of Condominium Trust recorded October 28, 2025 with the Norfolk County Registry of Deeds in Book No. 42730, Page 548; together with any amendments thereto (collectively, the "Condominium Documents"), to the same extent as if the Condominium Documents had been executed, delivered, and recorded prior to the Execution, delivery, and recording of the mortgage and related loan documents.

The premises are subsequently further described to wit:

UNIT No. 2

The Unit known as Unit No. 2, in the 161 Sumner Street Condominium located in Quincy, Massachusetts, and established pursuant to the Massachusetts General Laws, Chapter 183A by the 161 Sumner Street Condominium Master Deed dated as of October 20, 2025 and recorded on October 28, 2025 in the Norfolk County Registry of Deeds (the "Registry") in Book 42730, Page 536, and as may be amended of record.

Said Unit contains approximately 1,441 square feet, as shown on the floor plans of the building filed simultaneously with said Master Deed in the Norfolk County Registry of Deeds in Plan Book 738, Pages 24-25.

Said Unit is conveyed together with an undivided 25% percentage interest in the common areas and facilities of the property ("Common Elements") as described in said Master Deed as being attributed to the Unit, as may from time to time be amended.

The Unit is conveyed subject to and with the benefit of the provisions of M.G.L.A. Chapter 183A, and the said Master Deed and the Declaration of Condominium Trust, recorded in Book 42730, Page 548, all as may be amended (Collectively the "Condominium Documents").

UNIT No. 3

The Unit known as Unit No. 3, in the 161 Sumner Street Condominium located in Quincy, Massachusetts, and established pursuant to the Massachusetts General Laws, Chapter 183A by the 161 Sumner Street Condominium Master Deed dated as of October 20, 2025 and recorded on October 28, 2025 in the Norfolk County Registry of Deeds (the "Registry") in Book 42730, Page 536, and as may be amended of record.

Said Unit contains approximately 1,460 square feet, as shown on the floor plans of the building filed simultaneously with said Master Deed in the Norfolk County Registry of Deeds in Plan Book 738, Pages 24-25.

Said Unit is conveyed together with an undivided 25% percentage interest in the common areas and facilities of the property ("Common Elements") as described in said Master Deed as being attributed to the Unit, as may from time to time be amended.

The Unit is conveyed subject to and with the benefit of the provisions of M.G.L.A. Chapter 183A, and the said Master Deed and the Declaration of Condominium Trust, recorded in Book 42730, Page 548, all as may be amended (Collectively the "Condominium Documents").

Meaning and intending to EXCLUDE from the collateral are Unit No. 1 and Unit No. 4 that have been released from the mortgage pursuant to the Partial Release of Mortgage and Security Agreement and Assignment of Rentals, and Assignment of Licenses, Permits and Agreements dated December 3, 2025, and recorded January 9, 2026 with the Norfolk County Registry of Deeds in Book No. 42876, Page 98 releasing Unit No. 1, and the Partial Discharge of Mortgage dated May 27, 2026, and recorded June 2, 2026 with the Norfolk County Registry of Deeds in Book No. 43145, Page 502 releasing Unit No. 4.

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 \$25,000.00 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: June 18, 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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