

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 405 Purple South Realty LLC to CC REIT SUB II, LLC, dated September 5, 2025 and recorded at Norfolk County Registry of Deeds on September 8, 2025, in Book No. 42633, at Page 98, 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 16, 2026 on the mortgaged premises being known as 52 Quincy Street, Holbrook, MA, being all and singular the premises described in said mortgage to wit:

The land with the buildings thereon on the northeast side of Quincy Street being shown as Lot A on a plan entitled "Plan of Land in Holbrook, Massachusetts, owned by Frank J. and Shirley T. Gustavus, December 27, 1973" recorded with Norfolk Registry of Deeds in Plan Book 245, filed as No. 697 of 1974.

Said Lot A containing according to said plan 16,529 square feet, more or less.

Being the same premises as conveyed to the mortgagor by deed of Jeannine L. Harris-Riley, Trustee of the 61 Years Nominee Realty Trust, dated September 8, 2025, recorded at Norfolk County Registry of Deeds in Book No. 42633, at Page 95.

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: May 13, 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