

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Shelle Realty, LLC to Crowd Lending Fund One, LLC, dated January 31, 2024 and recorded at Worcester County Registry of Deeds on February 2, 2024, in Book No. 70162, at Page 50, of which mortgage the undersigned is the present holder Crowd Lending Fund One, LLC, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 9:00 AM, on July 15, 2026 on the mortgaged premises being known as 119 Forest Street, Worcester, MA, being all and singular the premises described in said mortgage to wit:

The land in said Worcester with the buildings thereon on the westerly side of Forest Street, being part of Lot #1 on a plan of lots for Harold A. Allen, Worcester 1920, Edward D. Woods, Engineer, Revised March 17, 1927, and recorded with the Worcester District Registry of Deeds Book 2464, Page 121, and bounded and described as follows:

BEGINNING at a point in the westerly line of said Forest Street at the northeasterly corner of land conveyed by Hilda A Linell to John P. Chandler, said point being N 3° 29' E. seventy-two and 16/100 (72.16) feet from an angle in said street;

THENCE by said Chandler land N 80° 06' 30" W one hundred seven and 5/100 (107.05) feet to a point; THENCE still by said Chandler land S 12° 36' W eleven and 20/100 (11.20) feet to land now or formerly of one Skogsberg;

THENCE by said Skogsberg land N 77° 24' W twenty-four and 3/100 (24.03) feet to a point at lot# 11 on said plan;

THENCE by said lot numbers 11 and 12 on said plan N 6° 52' E one hundred fifty-two (152) feet more or less to a point;

THENCE S 83° 08' E one hundred twenty-three and 44/100 (123.44) feet to said street;

THENCE by the westerly line of said street S 3° 29' W one hundred forty-seven and 77/00 (147.77) feet to the place of beginning.

Excepting from the above described premises any land taken for the widening of Forest Street.

Being the same premises as conveyed to the mortgagor by deed of Southbridge RE, LLC, dated February 4, 2024, recorded at Worcester County Registry of Deeds in Book No. 70162, at Page 44.

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: June 1, 2026

(signed:) Crowd Lending Fund One, 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