

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 359 Lowell NT LLC to CC REIT SUB II, LLC, dated January 30, 2025 and recorded at Middlesex County (Southern District) Registry of Deeds on January 31, 2025, in Book No. 83730, at Page 171, 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 9:00 AM, on July 21, 2026 on the mortgaged premises being known as 359 Lowell Street, Somerville, MA, being all and singular the premises described in said mortgage to wit:

A certain parcel of land with the buildings thereon, situated in Somerville, Middlesex County, Commonwealth of Massachusetts, being a part of the land shown on a plan entitled, "Plan of Land in Somerville, Mass., owned by William Lears, et al," Charles Elliot, Engineer and Surveyor, dated August 5, 1922, and recorded with Middlesex South District Registry of Deeds on August 12, 1922, in Plan Book 310, Plan 13, said parcel being bounded and described as follows:

Beginning at the Northeasterly comer of said parcel on Lowell Street, in the Westerly side of the right of way shown on said plan; thence bounded
NORTHEASTERLY by said right of way, by two boundaries, sixty-three and 67/100 (63.67) feet and twenty-five and 54/100 (25.54) feet;
SOUTHEASTERLY by said right of way, eight and 81/100 (8.81) feet;
NORTHEASTERLY by said right of way, twenty-six and 71/100 (26.71) feet to land now or formerly of Maguire;
SOUTHEASTERLY by said Maguire land, seventeen and 45/100 (17.45) feet;
SOUTHWESTERLY by land now or formerly of Biller, one hundred and fourteen and 70/100 (114.70) feet to said Lowell Street; and
NORTHWESTERLY by said Lowell Street, thirty (30.00) feet to the point of beginning.
Containing 3,514 square feet of land according to said plan.

There is appurtenant to the above described premises the right of passing, repassing and using as a driveway in common with the owner of the land shown as William Lears, et al. their heirs, successors and assigns over the right of way shown on said plan which was created in a grant from William Lears, et al, to Max Jacobson and Jacob Marcus, dated August 14, 1922, and recorded with said Deeds in Book 4551, Page 288.

Being the same premises as conveyed to the mortgagor by deed of Magoun Square Development LLC, dated January 31, 2025, recorded at Middlesex County (Southern District) Registry of Deeds in Book No. 83730, at Page 166.

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 9, 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