

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 453 Somerville NT LLC to Crowd Lending Fund One, LLC, dated June 20, 2024 and recorded at Middlesex County (Southern District) Registry of Deeds on June 20, 2024, in Book No. 82911, at Page 494, assigned to CC REIT SUB II, LLC by Assignment of Mortgage dated July 8, 2024 and recorded with said Deeds on July 19, 2024 in Book No. 83022, at Page 71, and assigned to CC REIT SUB II, LLC by Assignment of Mortgage dated March 16, 2026 and recorded with said Deeds on March 18, 2026 in Book No. 85355, at Page 289, 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 21, 2026 on the mortgaged premises being known as 453-453A Somerville Avenue, Somerville, MA, being all and singular the premises described in said mortgage to wit:

Two contiguous parcels of land with the buildings thereon situated in Somerville, Middlesex County, Massachusetts, being numbered 453 Somerville Avenue and 453A Somerville Avenue, respectively, and bounded and described as follows:

PARCEL ONE

SOUTHWESTERLY: by Somerville Avenue, 41.85 feet; NORTHWESTERLY: by land of Breen heirs or devisees, 80.00 feet;

NORTHEASTERLY: by Lot 30, as shown on the plan hereinafter referred to, 48.07 feet;

SOUTHEASTERLY: by land of Sumares and Sumares, 80.22 feet.

Containing 3597 square feet and being Lot No. 31 on a Plan of "Building Lots In Somerville, belonging to the Estate of Osgood Dane, deceased," by Charles D. Elliot, Engineer, dated June 9, 1880 and recorded with Middlesex South District Deeds, Plan Book 35, Plan 34.

PARCEL TWO

Starting at a point on the northwesterly side of the lot 63.28 feet southwesterly from Knapp Street, as shown on the Plan hereinafter mentioned, thence running southwesterly 28.72 feet; thence running southeasterly on Lot 31 hereinbefore described, 48.07 feet; thence turning and running northeasterly on land of Ireland, 25.27 feet; thence running northwesterly 49.71 feet to the point of beginning.

Containing 1315 square feet of land more or less and being part of Lot No. 30 as shown on said Plan.

Being the same premises as conveyed to the mortgagor by deed of Jack Saade, dated June 20, 2024, recorded at Middlesex County (Southern District) Registry of Deeds in Book No. 82911, at Page 491.

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