

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 455-457 SUMMER NT LLC to Crowd Lending Fund One, LLC, dated October 25, 2024 and recorded at Middlesex County (Southern District) Registry of Deeds on October 25, 2024, in Book No. 83394, at Page 253, assigned to CC REIT SUB II, LLC by Assignment of Mortgage dated November 8, 2024 and recorded with said Deeds on November 26, 2024 in Book No. 83517, at Page 38, 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 August 21, 2026 on the mortgaged premises being known as 455-457 Summer Street, Arlington, MA, being all and singular the premises described in said mortgage to wit:

A certain realty situated in Arlington in Middlesex County, and now known as Estate Nos. 455-457 Summer Street, comprising a parcel of land (with a two family frame dwelling house and detached two car garage thereon) shown as the Lot lettered "G" on a sub-division plan drawn by J.M. Keane, Civil Engineer, dated June 1926, and duly filed in the Middlesex County South District Registry of Deeds in a Plan Book 381, Plan 15, being bounded and further described as follows:

SOUTHWESTERLY by said Summer Street, 60.42 feet;
SOUTHEASTERLY by Lot A, 100 feet;
NORTHEASTERLY by said Lot A, 50 feet;
NORTHWESTERLY by Lot F, 100.54 feet.

Containing 5521 square feet of land, all as shown on said plan or however otherwise said premises may be bounded and measured or described. Together with all rights, easements and privileges appurtenant to said premises.

Being the same premises as conveyed to the mortgagor by deed of Vidurshi S. Zaveri and Anosh D. Zaveri, dated October 25, 2024, recorded at Middlesex County (Southern District) Registry of Deeds in Book No. 83394, at Page 250.

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: July 14, 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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(617) 332-4700