

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by TOP 3A Builders LLC to CC REIT SUB II, LLC, dated June 5, 2025 and recorded at Middlesex County (Southern District) Registry of Deeds on June 6, 2025, in Book No. 84195, at Page 114, 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 September 23, 2026 on the mortgaged premises being known as 53 2nd Rd., Marlborough, MA, being all and singular the premises described in said mortgage to wit:

A certain parcel of land with the buildings thereon, situated in Marlborough, Middlesex County, Massachusetts, shown as Lot 2 on a plan entitled "Plan of Land in Marlborough, MA" dated April 27, 2020, Scale 1" = 20', drawn by Hancock Associates, and recorded with the Middlesex South District Registry of Deeds as Plan 386 of 2020, which further reference may be made for a more complete description of said Lot 2.

Said Lot 2 contains approximately 23,350 square feet, more or less, according to said plan.

Being the same premises as conveyed to the mortgagor by deed of Melanie Slattery and John Slattery, dated June 6, 2025, recorded at Middlesex County (Southern District) Registry of Deeds in Book No. 84195, at Page 110.

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: August 17, 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