NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by **ACUS2022 LLC to Corevest American Finance Lender LLC** dated **June 6, 2025**and recorded with the **Plymouth County Registry of Deedsat Book 60042, Page 91, as Assigned to CAFL 2025-RRTL 1 ISSUER, LP recorded September 23, 2025 in said Registry at Book 60360, Page 279**of which mortgage is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at **12:00 P.M.** on **March 12, 2026**at**512 Lincoln St. Duxbury, MA 02332** all and singular the premises described in said mortgage:

TO WIT:

The land with the buildings thereon, situated in Duxbury, on the Northwesterly side of Lincoln Street, and being Lot B on a plan entitled, "Plan of Land in Duxbury, Mass. belonging to Howard M. Clark, January 8, 1965, Robert P. Delano, Surveyor", and recorded with Plymouth County Registry of Deeds in Book 3191, Page 157, said Lot B being more particularly bounded and described as follows:

Southeasterly by said Lincoln Street, two hundred (200) feet;

Southwesterly by Lot A shown on said Plan, three hundred eighteen (318) feet;

Northwesterly by land of Howard M. Clark, shown on said Plan, one hundred thirty-five (135) feet; and

Northeasterly by other land of said Clark, two hundred seven and 39/100 (207.39) feet.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of *TEN THOUSAND ($10,000.00) DOLLARS* by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Braucher & Associates, PLLC, 764 Chestnut St., Manchester, NH 03104, 603-486-1530, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase

price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

CAFL 2025-RRTL1 ISSUER, LP

Present holder of said mortgage
By its attorneys,
Braucher & Associates, PLLC
764 Chestnut Street
Manchester, NH 03104
603-486-1530