

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Godtastic Properties LLC to Crowd Lending Capital, LLC, dated December 13, 2021 and recorded at Bristol County (Northern District) Registry of Deeds in Book No. 27594, at Page 74, of which mortgage the undersigned is the present holder, by virtue of an Assignment of Mortgage recorded with Bristol County (Northern District) Registry of Deeds on May 11, 2022, in Book No. 27883, at Page 251, 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 March 17, 2023 on the mortgaged premises being known as 8 School Street, Attleboro, MA, being all and singular the premises described in said mortgage to wit:

That certain lot or parcel of land in Attleboro, Bristol County, Massachusetts, with the buildings and improvements thereon, laid out and designated as Lot 216-B on that plan of land entitled "Plan of Land in Attleboro, Massachusetts, subdivided for Edward Hickey, June 1990, Scale 1"= 20', W.T. Whalen Engineering Co., North Attleboro, MA" which plan is recorded with Bristol ND Registry of Deeds at Plan Book 303, Plan 62, and to which plan reference may be made for a more particular description of said Lot.

Said Lot 216-B contains 5,961 square feet of land according to said plan

Being the same premises as conveyed to the mortgagor by deed of Mon Kim and Jennifer M. Maigret, dated December 11, 2021, recorded with Bristol County (Northern District) Registry of Deeds, Book No. 27594, at Page 71.

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, Massachusetts, 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: February 13, 2023

(signed:) Crowd Lending Fund One, LLC
Present Holder of said Mortgage

By its Attorneys,

Barsh and Cohen, P.C.

Neil Cohen, Esquire
Attorney for the Mortgagee
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