

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by RSG Enterprises LLC to Crowd Lending Fund One, LLC, dated August 30, 2022 and recorded at Bristol County (Northern District) Registry of Deeds on August 31, 2022, in Book No. 28076, at Page 95, of which mortgage the undersigned Webster Business Credit, A Division of Webster Bank, N.A. is the present holder, by virtue of an Assignment of Mortgage to Willard Street Capital, LLC recorded at Bristol County (Northern District) Registry of Deeds dated June 14, 2023, in Book 28447, Page 186, and by virtue of an Assignment of Mortgage to Webster Business Credit, A Division of Webster Bank, N.A. recorded at Bristol County (Northern District) Registry of Deeds dated June 22, 2023, in Book 28460, Page 4, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 12:00 PM, on January 9, 2024 on the mortgaged premises being known as 13 Broadway, Raynham, MA, being all and singular the premises described in said mortgage to wit:

The land with the buildings thereon situated in Raynham, Bristol County, Massachusetts, known and numbered as 13 Broadway and shown as Lot B on a plan entitled, "DIVISION OF LAND IN RAYNHAM & TAUNTON, MASS., OWNED BY: FRANK & CATHERINE LOPRESTI, OF 45 BROADWAY ST. RAYNHAM, MASS 02767, PREPARED BY, FRANK J. GALLAGHER P.E., CIVIL ENGINEERING AND LAND SURVEYING, 4 WINDSOR DR. FOXBORO, MASS 02035, (508) 543-9894, SCALE 1" = 50', JULY 8, 1993", which said Plan is recorded with the Bristol North District Registry of Deeds in Plan Book 332, Page 74.

Being the same premises as conveyed to the mortgagor by deed of New City Investors, LLC, dated October 8, 2020, recorded at Bristol County (Northern District) Registry of Deeds in Book 26346, Page 336.

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: December 10, 2023

(signed:) Webster Business Credit, A Division of
Webster Bank, N.A.
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil Cohen, Esquire
Attorney for the Mortgagee
500 Turnpike Street Suite 201, Canton, MA 02021
(617) 332-4700