

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 Neal Gouck and Sarah Gouck to Hanscom Federal Credit Union dated April 22, 2021 and recorded May 4, 2021 with the Bristol County Northern District Registry of Deeds in Book 26983 Page 30, (the "Mortgage") of which Mortgage the undersigned 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 11 o'clock A.M. on the 12th day of November, 2025** at 188 Reservoir Street, North Attleboro, Massachusetts all and singular the premises described in said Mortgage.

To wit:

Property Address: **188 Reservoir Street, North Attleboro, Massachusetts.**

Legal Description: "The land in North Attleborough, Bristol County, Commonwealth of Massachusetts, situated on the Northern side of Reservoir Street, together with the buildings and improvements thereon and a shown as Lot 1 on a plan of land entitled "Form of Plan of Land Prepared for Robert W. and Mary Elizabeth Clark, 200 Reservoir Street, North Attleboro, MA December 5, 2006 – Scale 1"=60'" Prepared by Charette Land Surveying, 426 Ware Street, Mansfield, MA and Recorded with the Bristol County (Northern District) Registry of Deeds at Plan Book 453, Page 41. For Title See Deed in Book 16473, Page 38."

Premises to 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.

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

Terms of sale: A deposit of FIVE THOUSAND DOLLARS (**\$5,000.00**) 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 within thirty (30) days from the date of sale.

Other terms, to be announced at the sale.

HANSCOM FEDERAL CREDIT UNION

Present holder of said Mortgage

By its Attorneys

Prince Lobel Tye LLP

One International Place, Suite 3700

Boston, MA 02110

Attn: Robert M. Schlein, Esq.

Tel: 617-456-8098