

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 **Stephen L. McCall to Velocity Commercial Capital, LLC**, dated **January 18, 2019**, recorded in Plymouth County Registry of Deeds in Book 50739, Page 160. Assigned as follows: from Velocity Commercial Capital, LLC to U.S Bank National Association, as Indenture Trustee for VCC 2020-MC1 Trust, dated February 18, 2021, recorded in Plymouth County Registry of Deeds in Book 54433, Page 322, of which mortgage Velocity Commercial Capital, LLC to U.S Bank National Association, as Indenture Trustee for VCC 2020-MC1 Trust 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 **01:30PM on June 25, 2021 at 13 North Ash Street, Brockton, Plymouth County, Massachusetts**, all and singular the premises described in said mortgage:

TO WIT:

The land with the buildings thereon situated in Brockton, Plymouth County, Massachusetts on the Easterly side of North Ash Street, bounded and described as follows: Westerly by North Ash Street, fifty-seven (57) feet; Northerly by the Northerly portion of lots 64 and 65 on the plan hereinafter set forth, one hundred twenty (120) feet; Easterly by Lot 66 on said plan, fifty-seven (57) feet; Southerly by Lots 60 and 61 on said plan, one hundred twenty (120) feet. Being the Southerly portion of Lots 64 and 65 on "Plan of Lots at Ellis Park, Brockton, Massachusetts, scale 1" = 40 feet, Hayward and Hayward, Surveyors", duly recorded with Plymouth Registry of Deeds, plan Book 2, Page 186.

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 ***FIVE THOUSAND (\$5,000.00) 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 & AMANN, PLLC, 764 Chestnut Street, 1st Floor, Manchester, NH 03104; Tel: (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.

U.S Bank National Association, as Indenture Trustee for VCC 2020-MC1 Trust

Present holder of said mortgage.

By its attorneys,

Martha L. Davidson, Esq

BRAUCHER & AMANN, PLLC,

764 Chestnut Street, 1st Floor

Manchester, NH 03104.

Tel: (603) 486-1530