

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** and recorded with the Southern Bristol County Registry of Deeds in Book 12692, Page 33. Assigned as follow: from Velocity Commercial Capital, LLC to U.S. Bank National Association, as Indenture Trustee for VCC 2020-MC1 Trust, dated October 02, 2020, recorded in Southern Bristol Registry of Deeds in Book 13432, Page 165, of which mortgage, 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 **3:30PM on June 25, 2021** at **55 Maitland Street, New Bedford, South Bristol County, Massachusetts**, all and singular the premises described in said mortgage:

TO WIT:

The land in said New Bedford, with all the building thereon bounded and described as follows:

Beginning at the southwest corner of said piece or parcel at a point in the line of Maitland Street which is distant easterly therein sixty feet (60) from the east line of Shawmut Avenue, thence; Northerly eight (80) feet; thence; Easterly forty (40) feet; thence; Southerly eighty (80) feet to said north line in Maitland Street; and thence; Westerly in said north line of Maitland Street Forty (40) feet to the place of Beginning.

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*** 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

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