

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 **5 Monmouth Street Realty LLC to TVC Funding I, LLC** dated **March 22, 2021** and recorded with the **SUFFOLK County Registry of Deeds** in Book **65062**, Page **300** and assigned to **TVC Mortgage Trust 2020-RTL-1, By U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee** recorded **May 26, 2022** at Book **67699**, Page **329**, of which mortgage **TVC Mortgage Trust 2020-RTL-1, By U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee** 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 **12:00 P.M. on September 26, 2023** at **5 Monmouth St. East Boston, MA 02128**, all and singular the premises described in said mortgage:

TO WIT:

A certain parcel of land, with the buildings thereon, situated in the City of Boston, in that part called East Boston, Suffolk County, Massachusetts, and being shown as Lot numbered ten on a Plan of the Boyden Malleable Cast Iron and Steel Company as recorded with the Suffolk County Registry of Deeds at the End of Book 448 and being described in a deed as recorded with said Deeds at Book 1298, Page 74, and being bounded and described as follows:

Beginning at a stake on the southerly side on Monmouth Street distant forty-three feet 8 inches from Meridian Street;

Thence turning and running easterly bounding northerly on said street, twenty-five feet;

Thence turning and running at right angles and running southerly by Lot numbered eleven on the plan as referenced above, fifty feet;

Thence turning at right angles and running westerly, twenty-five feet;

Thence turning at right angles and running northerly by Lot numbered nine on said plan, fifty feet to the point 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 *TEN THOUSAND (\$10,000.00) 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 & Associates, PLLC, 764 Chestnut St., Manchester, NH 03104, 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.

TVC Mortgage Trust 2020-RTL-1, By U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee

Present holder of said mortgage
By its attorneys,
Braucher & Associates, PLLC
764 Chestnut Street
Manchester, NH 03104
603-486-1530