

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 VADA ENTERPRISES, INC. to LendTerra, Inc. dated May 7, 2018 and recorded in the Norfolk County Registry of Deeds at Book 35969, Page 70; assigned to Alamitos Lending, LLC dated May 7, 2018 and recorded in said Registry at Book 35969, Page 103; further assignment to American Mortgage Fund 1, LLC dated August 3, 2018 and recorded in said Registry at Book 36228, Page 334 of which mortgage American Mortgage Fund 1, LLC 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 on **JANUARY 4, 2019 at 11:00 a.m. at 157 Tamarack Drive, Stoughton, MA 02072**, all and singular the premises described in said mortgage:

TO WIT:

A certain parcel of land on the Easterly side of Tamarack Drive, Stoughton, Norfolk County, Massachusetts, containing 71,602 square feet and being shown as Lot 10A plan of land entitled "Plan of Land in Stoughton, Massachusetts" owned by RoCor Corp. Scale 1" = 40'. Dated September 11, 1982 by Hayward-Boyton & Williams, Inc. Brockton, Massachusetts; said plan being duly recorded with the Norfolk County Registry of Deeds as Plan # 682 of 1983 in Plan Book 304, and further bounded and described as follows:

Beginning at a point on the Easterly side of Tamarack Drive, said point being the Northeasterly corner of Lot 11A, and the Southwesterly corner of the herein described parcel; thence running along said Tamarack Drive, by a curve deflecting to the left, having a radius of 60.00 feet, and an arc length of 100.00 feet to a corner and Lot 61A; thence running along said Lot 61A, North 19° 51' 08" West, 220.19 feet to a corner and lot 58A, thence turning and running along said Lot 58A, South 86" 03' 09" East, 235..22 feet to the end of Tanglewood Drive cul-de-sac and Parcel "B", thence turning and running along said Parcel "B", South 15' 01' 01 East, 334.12 feet to a corner; thence turning and running still by said Parcel "B", South 57" 12' 04" West, 76.45 feet to a corner and Lot 11A; thence turning and running along said Lot 11A, North 61° 00' 32" West, 180.91 feet to the point of beginning.

Said Lot 10A is subject to a 50 foot-wide utility easement as shown on the above referenced plan.

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 to **Braucher & Amann, PLLC, 65 Market Street, Manchester, NH 03101**, 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.

American Mortgage Fund 1, LLC

Present holder of said mortgage

By its attorneys,

Matthew R. Braucher, Esq,

Braucher & Amann, PLLC

65 Market Street

Manchester, NH 03101

603-486-1530