

NOTICE OF SALE

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

538 Mount Hope Street, North Attleboro, MA 02760

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 538 Mount Hope Street, LLC dated June 25, 2021 to Loan Funder, LLC Series 21848 and recorded with the Bristol North County Registry of Deeds in Book 27139 at Page 6, as affected by an assignment of mortgage from Loan Funder, LLC to US Bank Trust National Association not in its individual capacity but solely as Trustee of Residential DPV Mortgage Trust dated July 11, 2023 and recorded with said Registry in Book 28484 at Page 42 of which mortgage the undersigned is the present holder by assignment, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold by Public Auction at 11:00 A.M. on February 29 at the mortgaged premises located at 538 Mount Hope Street, North Attleboro, MA 02760, Bristol County, Massachusetts, all and singular the premises described in said mortgage, To wit:

The Land referred to herein below is situated in the County of Bristol, Commonwealth of Massachusetts, and is described as follows;

The land in North Attleborough, Bristol County, Massachusetts, together with the buildings and improvements thereon, situated on the westerly side of Mount Hope Street, and being bounded and described as follows:

Parcel One: Beginning at a stone bound in the northwesterly line of said Street at land formerly of Fisher; thence N. 51 degrees 43' W. by said Fisher land and lands now or Formerly of Riley and Kloe, 273.33 feet to land now or formerly of Whalon: thence N. 26 degrees 01 'E. by said Whalon land, 85.6 feet, and N. 62 degrees 35' W., 144.65 feet to it stone bound, thence N. 17 degrees 53' E by land now or formerly of Quinn, 1.32 feet to s stone bound; thence N 37 degrees 06' E. 61.92 feet to another stone bound; thence N. 34 degrees 47' E., 38.63 feet; thence S. 45 degrees 06' E. by land now or formerly of Mason, 396.63 feet; thence S. 41 degrees 55' W. in part by land formerly of Fallett and in part by Parcel Two herein described, 158.60 feet; thence S. S3 degrees 24' E. by said last mentioned land, 74. 73 feet to another stone bound in said street line: thence S 38 degrees W 77. 17 feet to the point of beginning.

Said premises are hereby conveyed subject to and together with all rights of way and other easements of record.

Parcel Two:

Bounded; Southerly and Westerly: by Parcel one herein described; Northerly: by land formerly of Brennan; and Easterly: by said Mount Hope Street Said property is also described as Lot 38-A and Lot 38-B on a plan of land entitled "ANR PLAN OF LAND. 538 Mount Hope Street in North Attleborough, Bristol County. Massachusetts, prepared for The Pierce Family Revocable Trust. 538 Mount Hope Street, North Attleborough, MA 02760, scale: 1" = 30', date: August 26, 2019, JOB NO. 32-45, DWG. No. #2, prepared by Tilton and Associates, Inc." which plan is recorded with Bristol County N. D. Registry of Deeds in Plan Book 524 Page 36.

Subject to a Grant of Access and Use Easement dated June 29, 2020 and recorded with the Bristol County ND. Registry of Deeds in Book 26136, Page 144.

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.

TERMS OF SALE: A deposit of Ten Thousand Dollars (\$10,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. High bidder to sign written memorandum of sale upon acceptance of the high bid. The balance of the purchase price is to be paid by certified or bank check at Philip L. Eiker, PLLC, P.O. Box 1241, Patagonia, AZ 85624 within thirty (30) days from the date of the sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price.

In the event of an error in this publication, the description of the premises contained in said mortgage shall control. Other terms, if any, to be announced at the sale.

US Bank Trust National Association not in its individual
capacity but solely as Trustee of Residential DPV
Mortgage Trust

Present holder of said mortgage
By its Attorneys

Philip L. Eiker, PLLC
P.O. Box 124
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