

NOTICE OF MORTGAGEE'S SALE

1130 Ten Rod Road, Suite A101, North Kingstown, RI 02852

The property described in the mortgage listed below will be sold, subject to all encumbrances, prior liens and such matters which may constitute valid liens or encumbrances after sale, at public auction on May 1, 2024 at 02:00PM on the premises by virtue of the Power of Sale contained in a Mortgage made by Libman Realty, LLC dated January 24, 2008, and recorded in Book 2278, Page 233 et seq. with the Land Evidence Records of the Town of North Kingstown, RI, the conditions of said mortgage having been broken.

Notices of Federal Tax Lien has been recorded with respect to this property at the Land Evidence Records of the Town of Kingstown, RI, at Book 3479, Page 76 and the mortgagee will notify the Internal Revenue Service of the sale pursuant to 26 U.S.C.A. §7425(c).

A deposit of \$10,000.00 via certified check or bank check (dated no more than ninety days before the date of sale) will be required to be delivered at the time and place of sale in order to bid (the mortgage holder and its designee are exempt from this requirement). The successful bidder will be required to execute the mortgage holder's form of Memorandum of Sale immediately after the close of bidding. Other terms and conditions will be announced at the sale.

LUKS AND SANTANIELLO LLC.
Attorneys for Holder of the Mortgage
745 Boylston Street, Boston, MA 02116