

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

147 Woodpecker Road, Stoughton, MA 02072-3970

By virtue and in execution of the Power of Sale contained in a certain Commercial Mortgage, Security Agreement and Assignment of Leases and Rents from BMP Transportation & Service LLC to Velocity Commercial Capital, LLC, dated May 18, 2022, and recorded with the Norfolk County Registry of Deeds on May 19, 2022, in Book 40550 at Page 324, which Mortgage was assigned to U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2022-4, by virtue of an Assignment of Commercial Mortgage, Security Agreement and Assignment of Leases and Rents from Velocity Commercial Capital, LLC dated February 2, 2023, and recorded on February 9, 2023, in Book 41051 at Page 148 of the Norfolk County Registry of Deeds, which assignment was corrected by a Confirmatory Assignment dated April 15, 2024, and recorded on April 18, 2024, in Book 41731 at Page 288 of the Norfolk County Registry of Deeds, of which Mortgage the undersigned 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 11:00 a.m. on May 30, 2024, at 147 Woodpecker Road, Stoughton, MA 02072-3970, to wit:

The land with the buildings thereon in Stoughton, Norfolk County, Massachusetts more particularly described as follows:

Lot 19, as shown on a plan of land entitled "Westbrook Estates, Definite Subdivision of Land in Stoughton, Massachusetts, "dated February 8, 1985, revised September 12, 1985, and revised July 19, 1990, and prepared by Hayward-Boynton & Williams, Inc. which plan is recorded in the Norfolk County Registry of Deeds in Plan Book 360, as Plan No. 1287 of 1987.

Being the same premises conveyed by deed dated May 5, 2022, and recorded at the Norfolk County of Registry of Deeds on May 19, 2022, in Book 40550 at Page 322.

TERMS OF SALE

A deposit of TWENTY THOUSAND DOLLARS AND 00 CENTS (\$20,000.00) by certified check or bank check will be required to be delivered by the purchaser at the time and place of sale. The balance of the purchase price is to be paid by certified or bank check at the offices of Updike, Kelly & Spellacy, P.C., 225 Asylum Street, 20th Floor, Hartford, CT 06103 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.

Other terms, if any, to be announced at sale.

U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2022-4, present holder of said mortgage; By its Attorneys: Updike, Kelly & Spellacy, P.C., 225 Asylum Street, 20th Floor, Hartford, CT 06103; Attn: James R. Byrne, Esq., Tel. 860-548-2683