

## NOTICE OF SALE

### NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 186 Suffolk Street, Holyoke, MA 01040

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Joel Rojas to Finance of America Commercial LLC, dated May 20, 2021, and recorded with the Hampden County Registry of Deeds in Book 23895 at Page 26, as affected by an assignment of mortgage from Finance of America Commercial LLC to NWL Company, LLC, dated July 26, 2023, and recorded with said Registry in Book 25112 at Page 28, as affected by an assignment of mortgage from NWL Company, LLC to U.S. Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for RCAF Acquisition Trust, dated November 7, 2023, and recorded with said Registry in Book 25252 at Page 271, 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 12:00 o'clock P.M. on the 20th day of May, 2024 at the mortgaged premises located at 186 Suffolk Street, Holyoke, MA 01040, Hampden County, Massachusetts, all and singular the premises described in said mortgage,

To wit: Beginning at a point in the southerly side of Suffolk Street, Thirty-eight (38) feet easterly from the easterly side of Beech Street, and thence running: SOUTHEASTERLY on said Suffolk Street, Thirty-six (36) feet to land now or formerly of J.P. Keough; thence (Note previous deed incorrectly listed this course as Northeasterly); SOUTHWESTERLY along land now or formerly of said Keough, Fifty (50) feet to land now or formerly on one Johonnot; thence NORTHWESTERLY along said land now or formerly of Johonnot, Thirty-six (36) feet; thence NORTHEASTERLY along land formerly belonging to Uriah Blake, Fifty (50) feet to the place of beginning, containing 1,800 square feet more or less.

For Mortgagor's title, see deed dated May 20, 2021, and recorded in Book 23895, at Page 22 in the Hampden County Registry of Deeds.

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 Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, NY 10004, 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.

U.S. Bank Trust National Association, not in its individual  
capacity but solely as owner trustee for RCAF Acquisition  
Trust

Present holder of said mortgage

By its Attorneys,

Friedman Vartolo LLP

1325 Franklin Ave, Suite 160

Garden City, NY 11530