

MORTGAGEE'S SALE

1850 POST ROAD

WARWICK, RI

WARWICK ASSESSOR'S PLAT 322, LOT 339

Will be sold at public auction on February 23, 2023 at 10:00 a.m. local time on the premises by virtue of a power of sale contained in a First Mortgage and Security Agreement (the "Mortgage") made by Shiva, LLC to Centreville Bank dated January 11, 2018, and recorded on January 12, 2018, in the Land Evidence Records of the City of Warwick, State of Rhode Island, in Book 8980, Page 321, the conditions of the Mortgage having been broken. Said premises will be sold subject to any and all of the following which may constitute valid superior or prior liens or encumbrances on the premises: liens, encumbrances, attachments, levies, mortgages, easements, rights of way, occupancies, leases, and other defects of title, Federal State, District and Municipal taxes, liens and assessments, and rights of redemption under applicable federal income tax law, and notices of violation, and will be conveyed subject to any of the above as shall notwithstanding this sale constitute valid superior or prior restrictions, covenants, liens or encumbrances thereon after said sale. TERMS OF SALE SHALL INCLUDE A DOWN PAYMENT OF \$50,000.00 UPON THE ACCEPTANCE OF THE SUCCESSFUL BID, PAYABLE IN CASH OR BY BANK OR CASHIER'S OR CERTIFIED CHECK AND SUCH OTHER TERMS AND CONDITIONS AS SHALL BE ANNOUNCED IMMEDIATELY PRIOR TO SAID SALE. By order of the holder of the Mortgage which gives notice of its intention to bid at said sale or any postponement or adjournment thereof.

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