

LEGAL NOTICE

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Joseph B. Shea and Robin B. Capone a/k/a Robin B. Capone-Shea a/k/a Robin Capone Shea f/k/a Robin Shea to Washington Mutual Bank, FA, dated December 14, 2005 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 46684, Page 281, of which mortgage the undersigned is the present holder by assignment from Federal Deposit Insurance Corporation, As Receiver Of Washington Mutual Bank F/K/A Washington Mutual Bank, FA to JPMorgan Chase Bank, National Association dated November 15, 2012 and recorded with said registry on November 23, 2012 at Book 60552 Page 106 and by assignment from JPMorgan Chase Bank, National Association to U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust dated March 27, 2015 and recorded with said registry on July 16, 2015 at Book 65738 Page 280, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 4:00 p.m. on March 27, 2017, on the mortgaged premises located at 3 Tarbox Lane, North Reading, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

That certain parcel of land, with the buildings thereon, situated in North Reading, Middlesex County, Massachusetts, being shown as Lot 40, on a plan of land entitled "Definitive Plan MacIntyre Crossing, North Reading, Mass." Developer: Habitech, Inc. 234 Park Street, North Reading, MA 01864, Engineer: Hayes Engineering, Inc., 603 Salem Street, Wakefield, MA 01880, Scale 1"=40', Date: December 15, 1995, as revised and recorded with Middlesex South District Registry of Deeds as Plan Number 784 of 1996 in Book 26590, Page 536 and to which plan reference may be had for a more particular description of said Lot 40 (hereinafter the "Plan").

Said Lot 40 contains 44,386 square feet of land, more or less, according to said plan, however the same may be bounded and described. Said premises are conveyed together with the right to pass and repass over the constructed portions of the streets and ways as shown on the plan for all purposes for which streets and ways are commonly utilized for in the Town of North Reading. No portion of the fee in the streets and ways as shown on said plan are intended to be conveyed herein as the Grantor is reserving the fee title to all of such streets and ways as shown on the Plan.

For title reference, see deed of Jeffrey S. Heier and Polly M. Heier dated June 23, 2005 and recorded with Middlesex South District Registry of Deeds in Book 45457 page 288

For mortgagor's(s) title see deed recorded with Middlesex County (Southern District) Registry of Deeds in Book 45457, Page 288.

These premises will 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 Fifty Thousand (\$50,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, 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. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST

Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
150 California Street
Newton, MA 02458
(617) 558-0500
200707-1168 - PRP

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