

LEGAL NOTICE **MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by J. Edward Surette III and Jeanne G. Surette to Household Finance Corporation II, dated June 25, 2005 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 45481, Page 152 subsequently assigned to U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust by Household Finance Corporation II by assignment recorded in said Middlesex County (Southern District) Registry of Deeds at Book 64775, Page 179; of which Mortgage the undersigned is the present holder for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 2:00 PM on December 27, 2017 at 44 Emerson Street, Wakefield, MA, all and singular the premises described in said Mortgage, to wit:

THE LAND WITH THE BUILDINGS THEREON, IN WAKEFIELD, MASSACHUSETTS, BOUNDED AND DESCRIBED AS FOLLOWS; WESTERLY BY EMERSON STREET, SIXTY-SEVEN (67) FEET; NORTHERLY BY LAND NOW OR FORMERLY OF DENIS CREENY, ONE HUNDRED TEN (110) FEET; EASTERLY BY LAND FORMERLY OF GEORGE M. KELLEY, SIXTY-SEVEN (67) FEET; SOUTHERLY BY CEDAR COURT, ONE HUNDRED TEN (110) FEET. BEING THE SAME PROPERTY CONVEYED FROM PAUL A. MARTINS, JAMES E. DAY AND RICHARD J. MARTINS, T/I/C BEING UNMARRIED TO J. EDWARD SURETTE III AND JEANNE G. SURETTE, HUSBAND AND WIFE BY DEED RECORDED 3/21/88, IN BOOK 18932, AT PAGE 380, IN THE REGISTER'S OFFICE OF MIDDLESEX COUNTY, MASSACHUSETTS. TAX MAP OR PARCEL ID NO: 11-172.58C

The premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, liens, attorney's fees and costs pursuant to M.G.L.Ch.183A, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession.

TERMS OF SALE:

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication. **TIME WILL BE OF THE ESSENCE.**

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,
ORLANS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
16-014785