

LEGAL NOTICE MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Ryan Skinner and Patricia Skinner to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Countrywide Home Loans, Inc., dated June 24, 2004 and recorded in Middlesex County (Southern District) Registry of Deeds in Book 43184, Page 153 (the "Mortgage") of which mortgage U.S. Bank Trust National Association, as Trustee of the Igloo Series III Trust is the present holder by assignment from Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Home Loans, Inc., its successors and assigns to BAC Home Loans Servicing, LP FKA Countrywide Home Loans Servicing LP dated June 29, 2009 recorded in Middlesex County (Southern District) Registry of Deeds in Book 53349, Page 313; assignment from Bank of America, N.A. to Nationstar Mortgage LLC dated May 8, 2013 recorded in Middlesex County (Southern District) Registry of Deeds in Book 62185, Page 474 *; assignment from Nationstar Mortgage LLC to U.S. Bank National Association, not in its individual capacity but solely as trustee for NRZ Pass-Through Trust VIII dated March 6, 2017 recorded in Middlesex County (Southern District) Registry of Deeds in Book 69052, Page 101; assignment from U.S. Bank National Association, not in its individual capacity but solely as trustee for the NRZ Pass-Through Trust VIII to U.S. Bank Trust N.A., as Trustee of the Igloo Series III Trust dated October 6, 2017 recorded in Middlesex County (Southern District) Registry of Deeds in Book 70229, Page 175; corrective assignment from U.S. Bank National Association, not in its individual capacity but solely as trustee for the NRZ Pass-Through Trust VIII to U.S. Bank Trust N.A., as Trustee of the Igloo Series III Trust dated August 2, 2018 recorded in Middlesex County (Southern District) Registry of Deeds in Book 71495, Page 355 and assignment from U.S. Bank National Association, as trustee for the NRZ Pass-Through Trust VIII to U.S. Bank Trust National Association, as Trustee for the Igloo Series III Trust dated November 21, 2017 recorded in Middlesex County (Southern District) Registry of Deeds in Book 70275, Page 380, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 33 Bennett Street, Wakefield, MA 01880 will be sold at a Public Auction at 2:00 PM on January 17, 2019, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

*Bank of America, N.A. is the successor by merger to BAC Home Loan Servicing, L.P.

A certain parcel of land with the buildings thereon situated on Bennett Street in said Wakefield and being shown as Lot 25 on a plan of Land in Wakefield, Surveyed for Esther P. Simpson, Dana F. Perkins, C.E., dated September 1922, and recorded with the Middlesex South District Registry of Deeds in Plan Book 312, Page 45.

Said premises are further bounded and described as follows:

SOUTHERLY by said Bennett Street, fifty (50) feet;
WESTERLY by land now or formerly of Marion Casey, shown as Lot

23 on said Plan, one hundred thirteen and 52/100 (113.52) feet; NORTHERLY by land now or formerly of Simpson, being Lot 24 on said plan, and by land now or formerly of Cronin, being Lot 22 on said Plan, fifty-two and 10/100 (52.10) feet; and EASTERLY by Lot 27, being land now or formerly of Horgan, as shown on said plan, one hundred twenty-six and 70/100 (126.70) feet.

Said premises contain 6,005 square feet of land according to said plan.

For title see deed recorded herewith.

For mortgagor's title see deed recorded with the Middlesex County (Southern District) Registry of Deeds in Book 43184, Page 152. See also deed recorded at said Registry of Deeds in Book 47024, Page 275.

The property will be sold subject to the redemption rights in favor of the Internal Revenue Service by virtue of the tax lien(s) recorded in Middlesex County (Southern District) Registry of Deeds in Book 72002, Page 226 and Book 72002, Page 227.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cash, cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable in cash or by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA 01851 or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

U.S. Bank Trust National Association,
as Trustee of the Igloo Series III Trust
Korde & Associates, P.C.
900 Chelmsford Street
Suite 3102
Lowell, MA 01851
(978) 256-1500
Skinner, Ryan and Patricia, 16-025505

12-27-2018, 1-3,10-2019 WDI