

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 Vladimir Forkapic and Suzana Forkapic to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for American Home Mortgage, its successors and assigns, dated April 29, 2005 and recorded in Middlesex County (Southern District) Registry of Deeds in Book 45099, Page 374 (the "Mortgage") of which mortgage U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMTP Trust, Series 2019-C is the present holder by Assignment from Mortgage Electronic Registration Systems Inc., as nominee for American Home Mortgage, its successors and assigns to Nationstar Mortgage LLC dated April 11, 2017 and recorded at said Registry of Deeds in Book 69224, Page 49, and Assignment from Nationstar Mortgage LLC to U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMTP Trust, Series 2019-C dated September 18, 2019 and recorded at said Registry of Deeds in Book 73329, Page 308, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 50 Bennett Street, Wakefield, MA 01880 will be sold at a Public Auction at 2:00 PM on March 5, 2020, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The land with the buildings thereon situated in said Wakefield at the corner of Bennett Street and Traverse Street, bounded and described as follows:

NORTHERLY by Bennett Street, by two lines about sixty (60) feet;

EASTERLY by land formerly of John Low, one hundred seven and 3/10 (107.3) feet;

SOUTHERLY by land formerly of John Edwards, forty (40) feet; and

WESTERLY by Traverse Street, about one hundred twenty-one and 2/10 (121.2) feet.

For title reference see deed from Brenda J. Scheri dated February 11, 1983 and recorded at the Middlesex South Registry of Deeds at Book 14902, Page 295.

A deed from Phyllis Cooper, Executrix for the Estate of Ronald P. Scheri, Justin Scheri and Jason Scheri to Vladimir Forkapic and Suzana Forkapic to be recorded.

For mortgagor's title see deed recorded with the Middlesex County (Southern District) Registry of Deeds in Book 45099, Page 372.

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, if any, to be announced at the sale.

U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMTP Trust, Series 2019-C
Korde & Associates, P.C.
900 Chelmsford Street
Suite 3102
Lowell, MA 01851
(978) 256-1500
Forkapic, Vladimir, 17-02903

2-6-2020, 2-13-2020, 2-20-2020 WDI