

Legal Notice

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 72 Ayer Road, Harvard, MA 01451

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Glenn Arden-Smith and Beverly Arden-Smith to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Bank of America, N.A., and now held by U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust, said mortgage dated May 20, 2010, and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 45815, Page 209, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc. ("MERS"), as nominee for Bank of America, N.A. to Bank of America, N.A. by assignment dated June 15, 2017 and recorded with said Registry of Deeds in Book 57284, Page 176; said mortgage was assigned from Bank of America, N.A. to U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust by assignment dated July 27, 2022, and recorded with said Registry of Deeds in Book 68072, Page 216; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on May 21, 2024, at 3:00 p.m. local time upon the premises, all and singular the premises described in said mortgage, to wit:

The land in said Harvard, Massachusetts, with any buildings or improvements thereon, situated on the southeasterly side of Ayer Road and being the aggregate of parcels shown as Lots 1 and 2 on a plan of land entitled "Land in Harvard, Mass. Surveyed for Charles E. Barry" dated January 1961, drawn by Charles A. Perkins Co., Engineers & Surveyors, Clinton, Massachusetts, recorded in Worcester District Registry of Deeds at Plan Book 257, Page 59, reference to which plan is hereby made for a more particular description of said premises;

Containing as respects Lots 1, an area of 1.22 acres, and as respects Lot 2, an area of 1.63 acres, for a total area of 2.85 acres, more or less, according to said plan.

Being the same premises conveyed to the Mortgagors by Deed of David Lee and Valerie A. R. Lee dated January 30, 1997 recorded with the Worcester County Registry of Deeds at Book 18574, Page 328.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated January 30, 1997, and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 18574, Page 328.

TERMS OF SALE: Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street, 2nd Floor
Plainville, MA 02762
Attorney for U.S. Bank Trust National Association, not in its individual capacity
but solely as owner trustee for RCF 2 Acquisition Trust
Present Holder of the Mortgage
(401) 217-8701

[4/12/24, 4/19/24, 4/26/24]