

**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 Scott Vardinski and Theresa L. Vardinski to World Savings Bank, FSB, dated February 15, 2007 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 49114, Page 527, of which mortgage the undersigned is the present holder by assignment from Wells Fargo Bank, N.A. s/b/m Wachovia Mortgage, FSB f/k/a World Savings Bank, FSB to PROF-2013-S3 Legal Title Trust IV, by U.S. Bank National Association, as Legal Title Trustee dated November 29, 2016 and recorded with said registry on November 30, 2016 at Book 68507 Page 425, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 9:00 a.m. on February 26, 2018, on the mortgaged premises located at 51 Mount Vernon Street, North Reading, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED IN NORTH READING, MIDDLESEX COUNTY, MASSACHUSETTS, BEING BOUNDED AND DESCRIBED AS FOLLOWS: SOUTHERLY BY MT. VERNON STREET WESTERLY BY LAND FORMERLY OF THE ESTATE OF CHARLES F. FLINT, NOW OF RAYMOND R. JEANES, ET UX NORTHERLY BY LAND OF THE

SALEM AND LOWELL RAILROAD; AND EASTERLY BY LAND NOW OR FORMERLY OF HENRY REID. EXCEPTING THEREFROM A THREE FOOT STRIP OF LAND ON THE WESTERLY BOUNDARY THEREOF RUNNING FROM MT. VERNON STREET TO THE SAID RAILROAD, HERETOFORE CONVEYED BY HELEN E. TURNER TO RAYMOND R. JEANES ET UX, BY DEED RECORDED WITH MIDDLESEX SOUTH REGISTRY OF DEEDS ON SEPTEMBER 15, 1945. FOR TITLE REFERENCE, SEE DEED BOOK 44810, PAGE 114 OF MIDDLESEX COUNTY RECORDS.

For mortgagor's(s') title see deed recorded with Middlesex County (Southern District) Registry of Deeds in Book 40832, Page 490 and Deed recorded with said registry in Book 44810, Page 114.

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 Ten Thousand (\$10,000.00 ) 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.

PROF-2013-S3 LEGAL TITLE TRUST IV, BY U.S. BANK NATIONAL ASSOCIATION, AS LEGAL TITLE TRUSTEE  
Present holder of said mortgage

Present holder of said mortgage

By its Attorneys,

HARMON LAW OFFICES, P.C.  
150 California Street  
Newton, MA 02458  
(617) 558-0500  
201512-0309 - TEA