

LEGAL NOTICE

MORTGAGEE'S SALE OF REAL ESTATE

Premises: 1 Thistle Lane,
Lynnfield, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Vinh Nguyen and Vivian Vi Tran to Mortgage Electronic Registration Systems, Inc., as nominee for New Penn Financial, LLC, said mortgage dated June 25, 2015, and recorded in the Essex County (Southern District) Registry of Deeds, in Book 34163 at Page 471 and now held by Rushmore Loan Management Services LLC by virtue of an assignment from Mortgage Electronic Registration Systems, Inc., as nominee for New Penn Financial, LLC, to Rushmore Loan Management Services LLC dated March 8, 2017 and recorded in the Essex County (Southern District) Registry of Deeds, in Book 35736 at Page 462 for breach of the conditions in said mortgage and for the purpose of foreclosing the same, will be sold at **Public Auction on January 23, 2020 at 11:00 AM Local Time** upon the premises, all and singular the premises described in said mortgage, to wit:

The land together with the buildings located thereon in Lynnfield, Essex County, Massachusetts, being shown as Lot #5 on a plan of land entitled "Definitive Plan, Thistle Lane, Lynnfield, Mass.", dated December 8, 1987, Hayes Engineering, Inc., which plan is recorded with the Essex South District Registry of Deeds at Plan Book 251, Plan 84, to which plan reference is made for a more particular description.

The description of the property that appears in the mortgage to be foreclosed shall control in the event of a typographical error in this publication.

For Mortgagors' Title see deed dated June 10, 2015, and recorded in Book 34163 at Page 469 with the Essex County (Southern District) Registry of Deeds.

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 by a 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 sixty (60) days after the date of sale.

Other terms to be announced at the sale.

BENDETT & MCHUGH, PC
270 Farmington Avenue
Farmington, CT 06032
Attorney for Rushmore Loan
Management Services LLC

Present Holder of the Mortgage
(860) 677-2868