

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 78 Bloomfield Street, Boston, MA 02124

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Gerard J. Lorquet and Barbara I. Lorquet to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for America's Wholesale Lender, and now held by **U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as Trustee for Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2005-F**, said mortgage dated May 17, 2005 and recorded in the Suffolk County Registry of Deeds in Book 37122, Page 17, as affected by a Loan Modification dated April 16, 2010 and recorded in the Suffolk County Registry of Deeds in Book 46983, Page 275; said mortgage was assigned from Mortgage Electronic Registration Systems, Inc. to Bank of America, N.A. successor by merger to BAC Home Loans Servicing LP FKA Countrywide Home Loans Servicing LP by assignment dated January 13, 2012 and recorded with said Registry of Deeds in Book 48978, Page 61; said mortgage was assigned from Bank of America, N.A. to Nationstar Mortgage, LLC by assignment dated July 30, 2013 and recorded with said Registry of Deeds in Book 51983, Page 243; said mortgage was assigned from Nationstar Mortgage LLC to U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, National Association, as trustee for Banc of America Funding Corporation Mortgage Pass-Through Certificates, Series 2005-F by assignment dated September 10, 2015 and recorded with said Registry of Deeds in Book 55137, Page 296; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction** on February 20, 2024 at 12:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON BEING NOW KNOWN AND NUMBERED AS 78 BLOOMFIELD STREET, SITUATED IN DORCHESTER DISTRICT OF BOSTON, SUFFOLK COUNTY AND COMMONWEALTH OF MASSACHUSETTS SHOWN AS LOT 23 ON A PLAN OF LAND DRAWN BY MORTON & QUIMBY, DATED MAY 28, 1984, RECORDED WITH SUFFOLK DEEDS IN BOOK 2203. END. AND MORE FULLY BOUNDED AND DESCRIBED AS FOLLOWS:

NORTHWESTERLY ON BLOOMFIELD STREET. 50 FEET;

NORTHEASTERLY BY LOT 24, AS SHOWN ON SAID PLAN, 100 FEET;

SOUTHEASTERLY BY LOTS 53 AND 54, AS SHOWN ON SAID PLAN, 50 FEET; AND

SOUTHWESTERLY BY LOT 22, AS SHOWN ON SAID PLAN, 100 FEET.

CONTAINING ACCORDING TO SAID PLAN, 5,000 SQUARE FEET OF LAND MORE OR LESS, OR HOWEVER OTHERWISE BOUNDED, MEASURED OR DESCRIBED.

FOR TITLE REFERENCE SEE DEED IN BOOK 10719, PAGE 149

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 December 7, 1983 and recorded in the Suffolk County Registry of Deeds in Book 10719, Page 149.

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 National Association, as
Trustee, successor in interest to Wachovia Bank,
National Association, as Trustee for Banc of
America Funding Corporation Mortgage Pass-
Through Certificates, Series 2005-F
Present Holder of the Mortgage
(401) 217-8701