

NOTICE OF SALE

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 46 Rindone Street, Holbrook, MA 02343

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Isabelle Compere to Bank of America, N.A., dated April 30, 2007, and recorded with the Norfolk County Registry of Deeds in Book 24765 at Page 406, as affected by an assignment of mortgage from Bank of America, N.A. to U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, dated April 23, 2015, and recorded with said Registry in Book 33085 at Page 590, as affected by an assignment of mortgage from U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust to Citibank, N.A., as Trustee for CMLTI Asset Trust, dated September 25, 2018, and recorded with said Registry in Book 36358 at Page 540, as affected by an assignment of mortgage from Citibank, N.A., as Trustee for CMLTI Asset Trust to U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of Citigroup Mortgage Loan Trust 2019-B, dated September 6, 2019, and recorded with said Registry in Book 37163 at Page 551, as affected by an assignment of mortgage from U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of Citigroup Mortgage Loan Trust 2019-B to MCLP Asset Company, Inc., dated June 21, 2022, and recorded with said Registry in Book 40627 at Page 44, of which mortgage the undersigned is the present holder by assignment, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold by Public Auction at 10:00 o'clock A.M. on the 21st day of May, 2024 at the mortgaged premises located at 46 Rindone Street, Holbrook, MA 02343, Norfolk County, Massachusetts, all and singular the premises described in said mortgage,

To wit: A certain piece of land with the buildings thereon situated in Holbrook in the County of Norfolk, Commonwealth of Massachusetts, and being shown as Lot 91 on a plan of land entitled "Revere Acres (Section Two) Holbrook, Mass." Branford Saivetz C.E. dated December 5, 1953, recorded as Plan No. 31 of 1954 Plan Book 182, with the Norfolk County Registry of Deeds, more particularly bounded and described as follows: WESTERLY: by Rindone Street as shown on said plan eighty (80) feet; SOUTHERLY: by Lot #90 as shown on said plan, one hundred twenty (120) feet; EASTERLY: by Lot #114 as shown on said plan, eighty (80) feet; and NORTHERLY: by Lot #92 as shown on said plan, one hundred twenty (120) feet. Containing 9,600 square feet of land according to said plan. Together with rights of way in common with others entitled thereto over all streets as shown on said plan for all purposes for which said street are commonly used.

For Mortgagor's title, see deed dated April 19, 2007, and recorded in Book 24765, at Page 404 in the Norfolk County Registry of Deeds.

Premises to 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 Dollars (\$10,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. High bidder to sign written memorandum of sale upon acceptance of the high bid. The balance of the purchase price is to be paid by certified or bank check at Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, NY 10004_, within thirty (30) days from the date of the sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control. Other terms, if any, to be announced at the sale.

MCLP ASSET COMPANY, INC.
Present holder of said mortgage
By its Attorneys,
Friedman Vartolo LLP
1325 Franklin Ave, Suite 160
Garden City, NY 11530