

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Adesuwa Vivian Smith, Sylvester Osazemwinde Osayande to New Century Mortgage Corporation, dated April 24, 2006 and recorded in the Essex County (Southern District) Registry of Deeds in Book 25612, Page 598, of which mortgage the undersigned is the present holder, by assignment from:

New Century Mortgage Corporation to U.S. Bank National Association, as trustee, recorded on September 25, 2008, in Book No. 28058, at Page 244

U.S. Bank National Association, as trustee to U.S. Bank National Association, as Trustee to J.P. Morgan Mortgage Acquisition Trust 2006-NC2, Asset Backed Pass-Through Certificates, Series 2006-NC2, recorded on February 5, 2009, in Book No. 28301, at Page 285

U.S. Bank National Association, as Trustee to J.P. Morgan Mortgage Acquisition Trust 2006-NC2, Asset Backed Pass-Through Certificates, Series 2006-NC2 to U.S. Bank Trust Company, National Association, as Trustee, as successor-in-interest to U.S. Bank National Association, as trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2006-NC2 Asset Backed Pass-Through Certificates, Series 2006-NC2, recorded on July 5, 2024, in Book No. 42204, at Page 329

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 3:00 PM on November 25, 2024, on the mortgaged premises located at 38 Chestnut Street, Lynn, Essex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

That certain piece or parcel of land, and the buildings and improvements thereon, known as 38 Chestnut Street located in the City of Lynn, County of Essex, and Commonwealth of Massachusetts, and being more particularly described in a Deed recorded on 03/11/2003 at Book 20327, Page 591 of the Essex South District Registry of Deeds.

For mortgagor's(s') title see deed recorded with Essex County (Southern District) Registry of Deeds in Book 20327, Page 591.

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 Twenty Thousand (\$20,000.00) 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 St., 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.

U.S. BANK TRUST COMPANY, NATIONAL
ASSOCIATION, AS TRUSTEE, AS
SUCCESSOR-IN-INTEREST TO U.S. BANK
NATIONAL ASSOCIATION, AS TRUSTEE, ON
BEHALF OF THE HOLDERS OF THE J.P.
MORGAN MORTGAGE ACQUISITION TRUST
2006-NC2 ASSET BACKED PASS-THROUGH
CERTIFICATES, SERIES 2006-NC2
Present holder of said mortgage

By its Attorneys,
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