

NOTICE OF SALE
NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 28 Southbridge Road, Unit 104, Charlton, MA 01507

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Kevin P. Nordberg and Jennifer L. Nordberg to Washington Mutual Bank, FA, dated June 29, 2007, and recorded with the Worcester County (Worcester District) Registry of Deeds in Book 41424 at Page 178, as affected by Home Affordable Modification Agreement dated November 1, 2011 and recorded with said Registry in Book 48504, Page 166, as affected by an assignment of mortgage from The Federal Deposit Insurance Corporation, acting in its Receivership Capacity as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, FA to JPMorgan Chase Bank, National Association, dated September 21, 2015, and recorded with said Registry in Book 54357 at Page 226, as affected by an assignment of mortgage from JPMorgan Chase Bank, National Association to Federal National Mortgage Association, dated May 6, 2016, and recorded with said Registry in Book 55958 at Page 1, as affected by an assignment of mortgage from Federal National Mortgage Association to U.S. Bank Trust, N.A., as Trustee for LSF10 Master Participation Trust, dated April 9, 2018, and recorded with said Registry in Book 58643 at Page 130, 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 12:00 o'clock P.M. on the 2nd day of April, 2025 at the mortgaged premises located at 28 Southbridge Road, Unit 104, Charlton, MA 01507, Worcester County, Massachusetts, all and singular the premises described in said mortgage,

To wit: Unit 104 ("the Unit") in the Cady Brook Crossing Condominium (the "Condominium") located at Routes 20 and 169, Charlton, Worcester County Massachusetts, established pursuant to Massachusetts General Laws, Chapter 183A by Master Deed dated May 31, 1989 and recorded with said Deeds Book 12155, Page 348, as amended by first amendment to Master Deed dated October 27, 1989 and recorded with said Deeds Book 12438, Page 387, (said Master Deed as amended being hereinafter referred to as the "Master Deed"), which Unit is shown on floor plans recorded simultaneously with the Master Deed. Said Unit is conveyed together with: 1. An undivided 4.167 percent interest in the common areas and facilities of the Condominium ("Common Elements") described in the Master Deed (and reduced to 3.125 by amendment). As provided in the Master Deed, in the event that subsequent phases or subphases are added to the Condominium by amendment to the Master Deed, the undivided interest of the Unit in the Common Elements shall be and become that specified in said amendment to the Master Deed. More commonly known as 28 Southbridge Road, Charlton, Massachusetts 01507. Assessor's Parcel Number 27-D-3.104. Subject to any restrictions, conditions, covenants, rights, rights of way and easements now of record.

For Mortgagor's title, see deed dated June 20, 2007, and recorded in Book 41424, at Page 176 in the Worcester County (Worcester District) 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.

U.S. Bank Trust, National Association, not in its individual
capacity, but solely as Trustee of LSF10 Master
Participation Trust
Present holder of said mortgage
By its Attorneys,
Friedman Vartolo LLP
1325 Franklin Ave, Suite 160
Garden City, NY 11530