

LEGAL NOTICE

**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 Elvira A. Kowalchik a/k/a Elvira Kowalchik to Mortgage Electronic Registration Systems, Inc. as nominee for Reliant Mortgage Company, LLC, dated March 29, 2007 and recorded with the Middlesex County (Northern District) Registry of Deeds at Book 21108, Page 72, of which mortgage the undersigned is the present holder by assignment from Mortgage Electronic Registration Systems, Inc. as nominee for Reliant Mortgage Company, LLC to Nationstar Mortgage LLC dated January 30, 2013 and recorded with said Registry on May 21, 2013 at Book 27298, Page 175 and by assignment from Nationstar Mortgage LLC to U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT dated May 17, 2018 and recorded with said Registry on May 17, 2018 at Book 32078, Page 215, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 9:00 a.m. on October 1, 2018, on the mortgaged premises located at 16 LONGVIEW ROAD, WILMINGTON, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

Borrower: Kowaichik,
Elvin Locus: 16
Longview Road, Wilmington Massachusetts
EXHIBIT A One Certain
lot of land located in
Wilmington, Middlesex
County, Massachusetts
and described as being
Lot numbered fifty-nine
(59) as shown on a plan
of land known as 'Wilmington Estates' dated
July 9, 1038, a copy of
which is recorded with
the Middlesex North
District Registry of
Deeds, Plan Book 61,
Plan 76; and further
bounded and described
as follows: Beginning at
a point on Longview
Road on its easterly side
at the northern boundary
of Lot 60 on said plan,
the line runs easterly
one hundred and eighteen and 35/100
(118.35) feet to Lot 30
on said plan; thence the
line turns and runs
northwesterly one hundred, fifty-four and
20/100 (154.20) feet to
Lot 46 on said plan;
thence the line turns and
runs partially along Lot
46 on said plan westerly
on hundred, fifty-eight
and 26/100 (158.26) feet
to a point on the easterly
side of Lot 58 and the
southerly side of Lot 48
on said plan; thence the
line turns and runs
southerly one hundred
(100) feet to Longview
Road; thence the line
turns and runs in two
courses eight and
23/100 (8.23) feet and
ninety-two and 81/100
(92.81) feet along the
line the radius of which
is sixty-one and 27/100
(67.27) feet to Lot 60
and point of beginning.
For my title see deed
recorded at Book 1711,
Page 578. See also
Death Certificate for
Walter Kowalchik
recorded herewith.

For mortgagor's(s')
title see deed recorded
with Middlesex County
(Northern District) Registry of Deeds in Book
1711, Page 578.

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 Five Thousand (\$5,000.00) 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 Street, 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 NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT

Present holder of said mortgage

By its Attorneys,
HARMON LAW
OFFICES, P.C.
150 California Street
Newton, MA 02458
(617) 558-0500
201701-0565 - PRP
183009 9/5, 12, 19/18