

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated August 27, 2004 from Bruno F. DeSouza to World Savings Bank, FSB filed with Middlesex County Southern District of the Land Court as Document No. 1,347,532, as noted on Certificate #U16836, the undersigned U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust being the present holder of said mortgage by Assignment of Mortgage dated November 27, 2018 from Wells Fargo Bank, N.A., successor by merger with Wells Fargo Bank Southwest, N.A., formerly known as Wachovia Mortgage, FSB, formerly known as World Savings Bank, FSB to US Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust filed as Document No. 1,802,553, for breach of the conditions of said Mortgage and for the purpose of foreclosing the same will be sold at Public Auction at:

11:00 A.M. on Friday, January 15, 2021

upon the hereinafter-described premises, known as and numbered as 67H Nicholas Road, Framingham, Middlesex County, Massachusetts, all and singularly the premises described in said mortgage, to wit:

The Unit No. 67-H of Mill Falls Condominium, created by Master Deed dated October 7, 1982, as amended and filed on October 19, 1982 with Middlesex South Registry District of the Land Court as Document No. 629498, noted on Certificate of Title No. C-75. Included in this conveyance is an exclusive easement to use parking spaces numbered 165+168S, as set forth in unit deed filed with said Deeds as Document No. 646936.

The Post Office address of the Condominium Unit is 67H Nicholas Road, Framingham, MA 01701.

The Unit is laid out as shown on a plan filed with said Master Deed and to which is affixed a verified statement in the form provided in M.G.L. Ch. 183A, Section 9. It is subject to and with the benefit of the obligations, restrictions, rights and liabilities contained in M.G.L. Ch. 183A, the Master Deed and the By-Laws filed therewith.

The Condominium and each of the units is intended for residential purposes and other uses permitted by the applicable Zoning Ordinances and as set forth in the Master Deed.

The undivided percentage interest of the unit hereunder in the common areas and facilities is .984%.

Being the same premises conveyed to the herein named mortgagor(s) by deed filed herewith.

For mortgagors title see deed registered as Document No. 1347531. Current Certificate of Title No. U16836.

The above-described premises shall be sold subject to all easements, restrictions, municipal or other public taxes, assessments, liens or claims in the nature of liens, outstanding tax titles, building, zoning and other land use laws and all permits and approvals issued pursuant thereto, including, without limitation, orders of conditions, and existing encumbrances of record created prior to said Mortgage, if there be any. Said premises are to be sold subject to the right of redemption of the United States of America, if any there be.

TERMS OF SALE: The highest bidder shall be required to make a deposit of \$10,000.00 to the holder of said Mortgage, in cash or by certified or bank cashier's check at the time and place of said sale of said premises. The balance of the purchase price is to be paid to said holder in cash, by certified check or bank cashier's check, and thereupon the deed shall be delivered, in thirty (30) days from the date of sale at the firm of Cunningham,

Machanic, Cetlin, Johnson, Harney & Tenney, LLP, Attorneys for said holder, 220 North Main Street, Suite 301, Natick, Massachusetts. The successful bidder shall be required to sign a Memorandum of Terms of Sale. The description of the premises contained in said Mortgage shall control in the event of an error in publication. Other terms, if any, to be announced at the time and place of sale.

U.S. Bank National Association as Legal Title Trustee for Truman 2016
SC6 Title Trust, Present Holder of Said Mortgage,
By its Attorneys,
CUNNINGHAM, MACHANIC, CETLIN,
JOHNSON, HARNEY & TENNEY, LLP
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