

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated July 2, 2007 from Joseph M. Nelson and Tammy G. Nelson and Paul J. Nelson to Mortgage Electronic Registration Systems, Inc. as nominee for First Magnus Financial Corporation recorded with Worcester County (Worcester District) Registry of Deeds in Book 41456, Page 23, 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 June 27, 2012 from Mortgage Electronic Registration Systems, Inc. as nominee for First Magnus Financial Corporation, its successors and assigns, to Wells Fargo Bank, NA recorded in Book 49204, Page 350, Assignment of Mortgage dated January 29, 2019 from Wells Fargo Bank, N.A. to Specialized Loan Servicing LLC recorded in Book 59987, Page 117, and Assignment of Mortgage dated March 30, 2020 from Specialized Loan Servicing LLC to U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust recorded in Book 62140, Page 49, 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 Wednesday, March 3, 2021

upon the hereinafter-described premises, known as and numbered as 112 Mill Street, Worcester, Worcester County, Massachusetts, all and singularly the premises described in said mortgage, to wit:

the land in Worcester, Worcester County, Massachusetts, with the buildings thereon, on the northerly side of Mill Street, bounded and described as follows:

BEGINNING at a point in the northerly line of Mill Street nearly opposite the intersection of the southerly line of said Mill Street with Lakewood Street and at land now or formerly of Janet Wood, formerly of one Hooper, said point being 469 feet more or less from intersection of northerly line of Mill Street and westerly line of Buffum Street;

THENCE Northerly by said Wood land and land now or formerly of Alphonse H. LaPrade, formerly also of said Hooper, one hundred eighty six and twelve hundredths (186.12) feet to Coes Street;

THENCE Westerly on said Coes Street eighty three and three tenths (83.3) feet;

THENCE Southerly by land now or formerly of Francis R. Goodney et al. formerly of Charles L. Bennett and land of Emily M. O'Grady, formerly of one Kennedy, one hundred sixty five and eight tenths (165.8) feet to said Mill Street;

THENCE Easterly on said Mill Street seventy and seven tenths (70.7) feet to the point of beginning.

For title reference see deed in Book 31320, Page 387. See also deed recorded herewith in Book 41456, page 21.

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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Natick, MA 01760
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