

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated September 27, 2005 from Marcelo C. Miranda and Fabiana S. Miranda to Downey Savings and Loan Association, F.A. recorded with Worcester County (Worcester District) Registry of Deeds in Book 37405, Page 359, as affected by modification agreement recorded in Book 48917, Page 77, 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 January 27, 2010 from Federal Deposit Insurance Corporation as Receiver of Downey Savings and Loan Association, F.A. to U.S. Bank National Association recorded in Book 45536, Page 252, and Assignment of Mortgage dated January 31, 2019 from U.S. Bank National Association to U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust recorded in Book 60058, Page 78, 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 Thursday, March 11, 2021

upon the hereinafter-described premises, known as and numbered as 25 Susan Drive, Dudley, Worcester County, Massachusetts, all and singularly the premises described in said mortgage, to wit:

A certain parcel of land shown as lot #67, 25 Susan Drive, Dudley, Worcester County, Massachusetts, as shown on a plan titled "Subdivision of Land Prepared for Robert F. Raffi, Jr., Trustee of Foxwood Realty Trust Owner-Developer Phase IV", dated July 28, 1997 which plan is recorded with the Worcester District Registry of Deeds in Plan Book 722, Page 11 (sheet 3 of 4), to which plan reference may be made, and more particularly described as follows:

Beginning on the westerly side line of Susan Drive at the South East corner of land now or formerly of Raymond L. Marchi and shown as Lot 69 on said plan; thence

North 87 degrees 46' 51" West along Lot 69 for a distance of Two Hundred Twenty One and 15/100 (221.15) feet to a point; thence

North 02 degrees 20' 26" West along land now or formerly of Raymond L. Marchi for a distance of One Hundred and 12/100 (100.12) feet to a point; thence

South 87 degrees 40' 15" East along Lot 65 for a distance of Two Hundred Seven and 72/100 (207.72) feet to a point, thence

South 01 degrees 24' 47" East along a curve with a radius of 760 feet along Susan Drive for a distance of Eighteen and 74/100 (18.74) feet to a point; thence

South 07 degrees 15' 42" West along a curve with a radius of 655.00 feet along Susan Drive for a distance of Eighty Three and 02/100 (83.02) feet to the point of beginning.

Being the same premises conveyed to the herein named mortgagor(s) by deed recorded with Worcester District Registry of Deeds herewith.

For mortgagors title see deed recorded in Book 37405, Page 356.

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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