

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated August 18, 2006 from Leslie J. Perry and Edward A. Perry to Mortgage Electronic Registration Systems, Inc. as nominee for First Residential Mortgage Network, Inc. d/b/a SurePoint Lending recorded with Plymouth County Registry of Deeds in Book 33398, Page 195 and filed with Plymouth County District of the Land Court as Document No. 611743, as noted on Certificate of Title no. 79591, 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 October 31, 2008 from Mortgage Electronic Registration Systems, Inc. to Countrywide Home Loans, Inc. recorded with the Plymouth County Registry of Deeds in Book 36511, Page 62 and filed with the Plymouth County District of the Land Court as Document No. 642790, Assignment of Mortgage dated January 9, 2012 from Countrywide Home Loans, Inc. to Bank of America, NA recorded with Plymouth County Registry of Deeds in Book 40894, Page 216, Assignment of Mortgage dated November 3, 2011 from Countrywide Home Loans, Inc. to Bank of America, NA filed with the Plymouth County District of the Land Court as Document No. 687143, Assignment of Mortgage dated February 2, 2012 from Mortgage Electronic Registration Systems, Inc. to Bank of America, N.A. recorded with the Plymouth County Registry of Deeds in Book 40940, Page 130, Assignment of Mortgage dated January 27, 2014 from Bank of America, N.A. to Christiana Trust, a division of Wilmington Savings fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 3 recorded with the Plymouth County Registry of Deeds in Book 44059, Page 256, Assignment of Mortgage dated October 17, 2017 from Bank of America, N.A. to Christiana Trust, a division of Wilmington Savings fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 3 filed with the Plymouth County District of the Land Court as Document No. 766311, Assignment of Mortgage dated September 29, 2016 from Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 3 to U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust recorded with the Plymouth County Registry of Deeds in Book 51702, Page 43 and filed with the Plymouth County District of the Land Court as Document No. 789624, 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 Tuesday, June 8, 2021

upon the hereinafter-described premises, known as and numbered as 9 East Boundary Road, Pembroke, Plymouth County, Massachusetts, all and singularly the premises described in said mortgage, to wit:

The land with the buildings thereon situated in the County of Plymouth, State of Massachusetts and is bounded and described as follows:

PARCEL #1:

That certain parcel of land situated in Pembroke, in the County of Plymouth, and said Commonwealth, bounded and described as follows:

Northeasterly by East Boundary Road Eighty-four and 08/100 (84.08) feet;
Southwesterly by Sixty-five and 69/100 (65.69) feet; and
Northwesterly by Twenty-six and 47/100 (26.47) feet by land now or formerly of Lot Phillips.

Said parcel is shown as Lot 261 on sheet 3 of subdivision plan #2757H drawn by J. Carroll Boynton, Surveyor, dated November 2, 1949, and filed with Cert. of Title No. 14193.

PARCEL #2: (UNREGISTERED PARCEL)

A certain parcel of land in Pembroke, Mass., being Lot No. 261 on plans hereinafter mentioned, a part of said

Lot being unregistered land and the other part of the Lot being registered land, the unregistered land being bounded and described as follows:

Commencing at a bound being the Southwesterly corner of the lot; thence proceeding Northwesterly by Lot 262, 100 feet; thence turning at right angles and proceeding Easterly, 50.03 feet by Lot 260; thence proceeding Southerly to the line of registered land hereinafter referred to; thence proceeding Southwesterly along said registered land, 26.47 feet to a bound; thence proceeding Southeasterly by said registered land, 65.69 feet to East Boundary Road; thence proceeding along East Boundary Road to the junction of Parker Road and East Boundary Road in a general Southerly direction; thence turning at right angles and proceeding Westerly by Parker Road, 50.06 feet to the point of beginning.

Being that portion of Lot No. 261 which is not registered land and shown on plan of Furnace Pond Colony by J. Carroll Boynton, C.E., dated November 2, 1949, recorded with Plymouth County Registry of Deeds.

Being the same property conveyed to Edward A. Perry and Leslie J. Perry, husband and wife, by Quitclaim Deed dated December 29, 1989, of record in Book 9540, Page 176, in the Office of the Registry of Deeds of Plymouth County, Massachusetts.

Being the same property commonly known as 9 East Boundary Road, Pembroke, MA 02359.
Tax ID No.: B6-261A

See also certificate of title no. 79591.

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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