

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated May 16, 2007 from Wayne Levy & Danny Theodat Levy to Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans, Inc. recorded with Middlesex County (Southern District) Registry of Deeds in Book 49462, Page 117, as affected by Judgment recorded in Book 79107, Page 122, 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 13, 2008 from Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans, Inc. to Countrywide Home Loans Servicing, L.P. recorded in Book 52197, Page 600, purported rescission of assignment dated February 4, 2016 and recorded in Book 67144, Page 211, Assignment of Mortgage dated February 19, 2014 from Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans, Inc. its successors and assigns to Ocwen Loan Servicing, LLC recorded in Book 63341, Page 474, Assignment of Mortgage dated February 27, 2014 from Ocwen Loan Servicing, LLC to Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 3 recorded in Book 63351, Page 265, Assignment of Mortgage dated October 17, 2017 from Bank of America, NA successor by Merger to BAC Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP to Christiana Trust, a Division of Wilmington Savings Fund Society, FSB, not in its individual capacity but as Trustee of ARLP Trust 3 recorded in Book 70119, Page 211, and Assignment of Mortgage dated September 8, 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 in Book 72895, Page 470, for breach of the conditions of said Mortgage and for the purpose of foreclosing the same will be sold at Public Auction at:

12:00 P.M. Wednesday, April 20, 2022

upon the hereinafter-described premises, known as and numbered as 1806 Beacon Street, Newton (Waban), Middlesex County, Massachusetts, all and singularly the premises described in said mortgage, to wit:

A certain parcel of land with the buildings situated in that part of Newton Middlesex County, Massachusetts, called Waban shown on a plan entitled: "Plan of land in Waban, Mass., dated September 17, 1924, E M. Brook, Surveyor", and recorded with the Middlesex County of South District Registry of Deeds at the end of Book 5106, and bounded:

NORTHEASTERLY: by Beacon Street, one hundred (100) feet

SOUTHEASTERLY: by land now or formerly of Bentley, one hundred and ninety (190) feet

SOUTHWESTERLY: by land now or formerly Mazzur, one hundred (100) feet; and

NORTHWESTERLY: by land now and formerly of Jones, one hundred and eighty-one and 40/100 (181.40) feet.

The premises are subject to building line restriction as set forth in an instrument recorded with said deeds, Book 4626, Page 454 and to other restrictions of record, if any, and insofar as now in force and applicable.

Deed recorded herewith.

For mortgagors title see deed recorded in book 49462, Page 115.

The above-described premises shall be 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,
By its Attorneys,
CUNNINGHAM, MACHANIC, CETLIN,
JOHNSON, HARNEY & TENNEY, LLP
220 North Main Street, Suite 301
Natick, MA 01760
(508) 651-7524