

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated July 24, 2007 from Benny F. Bettencourt Jr. and Jacqueline A. Bettencourt to Mortgage Electronic Registration Systems, Inc. as nominee for Delta Funding Corporation recorded with the Bristol County (Southern District) Registry of Deeds in Book 8740, Page 310, as affected by Modification Agreement recorded in Book 11125, Page 337 and Modification Agreement recorded in Book 11884, Page 280, 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 March 11, 2010 from Mortgage Electronic Registration Systems, Inc. to JPMorgan Chase Bank, N.A. recorded in Book 9668, Page 211, and Assignment of Mortgage dated August 15, 2019 from JPMorgan Chase Bank, National Association to U.S. Bank National Association as Legal Title Trustee for Truman 2016 SC6 Title Trust recorded in Book 12932, Page 227, 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., Friday, February 17, 2023

upon the hereinafter-described premises, known as and numbered as 16 Boylston Street, Acushnet, Bristol County, Massachusetts, all and singularly the premises described in said mortgage, to wit:

The land with the buildings thereon situated in Acushnet, Bristol County, Commonwealth of Massachusetts bounded and described as follows:

Beginning at the southwest corner of the land herein described at a point in the easterly line of Boylston Street, distant northerly therein two hundred eighty-four and 13/100 (284.13) feet from its intersection with the northerly line of Long Plain Road;

Thence Northerly in line of said Boylston Street, eighty (80) feet to land of parties unknown;

Thence Easterly in line of last-named land, ninety (90) feet to land of parties unknown;

Thence Southerly inline of last-named land eighty (80) feet to land of parties unknown;

Thence Westerly in line of last-named land ninety (90) feet to the said easterly line of Boylston Street and the point of beginning.

Containing twenty-six and 44/100 (26.44) square rods, more or less.

Being shown as Lots #52 and #53 on a plan of land entitled "Plan of Glenwood Terrace North, made by Frank M. Metcalf, C.E., dated May 1910", filed in the Bristol South District Registry of Deeds in Plan Book 8, Page 38.

Being the same premises conveyed to the mortgagors by deed recorded in Book 8740, Page 306.

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,
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