

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated May 21, 2007 from John J. Santos to Mortgage Electronic Registration Systems, Inc. as nominee for Homestead Funding Corp. recorded with the Middlesex County (Northern District) Registry of Deeds in Book 21274, Page 27, as affected by Loan Modification Agreement recorded May 7, 2019 in Book 32956, Page 96, the undersigned U.S. Bank Trust National Association, not in its individual capacity, but solely as trustee of the Truman 2021 SC9 Title Trust being the present holder of said mortgage by Assignment of Mortgage dated May 15, 2018 from Mortgage Electronic Registration Systems, Inc. as nominee for Homestead Funding Corp., its successors and assigns, to Wells Fargo Bank, NA recorded in Book 32072, Page 244, Assignment of Mortgage dated August 6, 2019 from Wells Fargo Bank, N.A. to Specialized Loan Servicing LLC recorded in Book 33227, Page 127, and Assignment of Mortgage dated April 27, 2022 from Specialized Loan Servicing LLC to U.S. Bank Trust National Association, not in its individual capacity, but solely as Trustee of the Truman 2021 SC9 Title Trust recorded in Book 37048, Page 55, for breach of the conditions of said Mortgage and for the purpose of foreclosing the same will be sold at Public Auction at:

1:00 P.M. Thursday, February 16, 2023

upon the hereinafter-described premises, known as and numbered as 521 Main Street, Tewksbury, Middlesex County, Massachusetts, all and singularly the premises described in said mortgage, to wit:

The land in said Tewksbury, with the buildings thereon, situated on the southwesterly side of Main Street and bounded and described as follows:

NORTHWESTERLY by said Main Street One Hundred Forty (140.00) feet;

SOUTHEASTERLY by a right of way of New England Power Company and land now or formerly of Edward J. Sullivan, Two Hundred Three and 41/100 (203.41) feet;

NORTHWESTERLY by land now or formerly of Edward J. Sullivan One Hundred Forty-Seven and 57/100 (147.57) feet.

Containing 10,330 square feet, more or less, and being shown as "Lot 1 in Tewksbury, Massachusetts, owned by Edward J. Sullivan, scale 1 inch equals 40 feet, May 31, 1949, Dana F. Perkins, C.E.," which plan is recorded in Middlesex North District Registry of Deeds at Plan Book 78, Plan 78A.

Being the same premises conveyed to John J. Santos by Deed of Florence R. Santos dated November 21, 2000 recorded with Middlesex North District Registry of Deed in Book 11203, Page 107.

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 Trust National Association, not in its individual capacity, but
solely as Trustee of the Truman 2021 SC9 Title Trust,
By its Attorneys,
CUNNINGHAM, MACHANIC, CETLIN,
JOHNSON, HARNEY & TENNEY, LLP
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