

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated July 30, 2004 from Lincoln J. Gaudet to Wells Fargo Bank, N.A. recorded with the Middlesex County (Southern District) Registry of Deeds in Book 43429, Page 569, 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 August 8, 2019 from Wells Fargo Bank, N.A. to Specialized Loan Servicing LLC recorded in Book 73079, Page 263, and Assignment of Mortgage dated June 24, 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 80387, Page 165, 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., Friday, March 3, 2023

upon the hereinafter-described premises, known as and numbered as 14 Crest Road, Natick, Middlesex County, Massachusetts, all and singularly the premises described in said mortgage, to wit:

The land, with the buildings thereon, situated in Natick, Middlesex County, Massachusetts, being shown as Lot 1 on a plan entitled "Plan of Land in Natick, Mass., Owned by: James M. and Jane E. Grant, July 28, 1981, Survey by: MacCarthy & Sullivan Engineering, Inc.," recorded with the Middlesex South District Registry of Deeds in Book 16278, Page 591, being more particularly bounded and described as follows:

Northeasterly by Crest Road, as shown on said plan, 110.00 feet;

Southeasterly by Lot 2 as shown on said plan, 258.90 feet;

Southwesterly by said Lot 2, 9.30 feet;

Southeasterly again by said Lot 2, 80.00 feet;

Southwesterly again by land now or formerly of Commonwealth of Massachusetts, 100.00 feet; and

Northwesterly by land marked Donald R. Sims, Trustee of Waterside Realty Trust, as shown on said plan, on two courses, measuring respectively, 311.64 feet and 0.24 feet.

Containing according to said Plan, 34,674 square feet of land.

For Mortgagor's title, see Deed recorded herewith.

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,
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