

## MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated August 27, 2004 given by Paul McMann and Eileen McMann to Washington Mutual Bank, FA recorded in the Middlesex County (Southern District) Registry of Deeds at Book 43607, Page 239, as affected by Partial Release of Mortgage recorded in Book 71654, Page 483, 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 September 26, 2014 from The Federal Deposit Insurance Corporation as Receiver of Washington Mutual Bank f/k/a Washington Mutual Bank, FA to JPMorgan Chase Bank, National Association recorded in Book 64324, Page 376, and Assignment of Mortgage dated August 16, 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 73381, Page 378, for breach of the conditions of said Mortgage and for the purpose of foreclosing the same will be sold at Public Auction at:

**2:00 P.M. on Thursday, February 18, 2021**

upon the hereinafter-described premises, known as and numbered as 178 Boston Post Road, Weston, Middlesex County, Massachusetts, all and singularly the premises described in said mortgage, to wit:

Said premises being a certain parcel of land situate on the southerly side of Boston Post Road in said Weston and shown as Lot A on a plan recorded with Middlesex South Registry of Deeds on September 2, 1977, with Document No. 552, said plan being entitled "Plan of Land in Weston, Mass." Dated August 24, 1977, by Barnes Engineering Co., Inc., No 990 of 1977, Book 13279, Page 278, said parcel being more particularly bounded and described as follows:

NORTHERLY by Boston Post Road by two courses, as shown on said plan, forty-seven and 40/100 (47.40) feet and one hundred four and 40/100 (104.40) feet respectively; EASTERLY by land now or formerly of Bryant and land now or formerly of Bartlett two hundred seventy-six (276) feet; NORTHERLY by said land of Bartlett forty-eight and 76/100 (48.76) feet; EASTERLY by land now or formerly of Austin eighty-eight and 96/100 (88.96) feet; SOUTHERLY by said land of Austin sixty-five and 17/100 (65.17) feet; EASTERLY again by said land of Austin seventy-six and 26/100 (76.26) feet; SOUTHERLY by land now or formerly of Stark twenty and 31/100 (20.31) feet; EASTERLY by said land of Stark one hundred one and 30/100 (101.30) feet; SOUTHERLY by Lot B shown on said plan one hundred seventy and 30/100 (170.30) feet; WESTERLY by said Lot B one hundred twenty-one and 42/100 (121.42) feet; SOUTHERLY by said Lot B one hundred twenty-four and 30/100 (124.30) feet; WESTERLY by said Lot B by three courses sixty-three and 96/100 (63.96) feet, one hundred thirty and 31/100 (130.31) feet; and forty-two and 86/100 (42.86) feet; NORTHERLY by said Lot B one hundred thirty-five and 28/100 (135.28) feet; and WESTERLY by said Lot B fifty-seven and 64/100 (57.64) feet.

Said Lot A containing 2.91 acres more or less.

Excepting any property or interests released by said partial release recorded in said Book 71654, Page 483.

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, Present Holder of Said Mortgage,  
By its Attorneys,  
CUNNINGHAM, MACHANIC, CETLIN,  
JOHNSON, HARNEY & TENNEY, LLP  
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