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MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated March 23, 2006 from Emmanuel K. Kunju and Regine Kemembin to Bank of America, N.A. recorded with the Worcester County (Northern District) Registry of Deeds in Book 6061, Page 244, as affected by Loan Modification Agreement recorded March 1, 2013 in Book 7853, Page 247, 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 July 11, 2018 from Bank of America, N.A. to Specialized Loan Servicing LLC recorded in Book 9116, Page 136, and Assignment of Mortgage dated May 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 10347, Page 6, 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. Wednesday, January 31, 2024

upon the hereinafter-described premises, known as and numbered as 8 Sunrise Avenue, Leominster, Worcester County (Northern District), Massachusetts, all and singularly the premises described in said mortgage, to wit:

A certain parcel of land with the buildings thereon situated on the northerly side of Prospect Street and the westerly side of Sunrise Avenue, in the City of Leominster, Worcester County, Massachusetts and being more particularly described as follows:

Beginning at an iron rod on the northerly side of Prospect Street at land now or formerly of Francis J. Allen et ux;

Thence North 28 degrees 12' East by said Allen land 200 feet to an angle at Lot 2 as shown on said plan;

Thence South 65 degrees 20'15" East 194.94 feet to Sunrise Avenue;

Thence South 24 degrees 39'45" West by said Sunrise Avenue 198.35 feet to a curve;

Thence by a curve to the right with a radius of 10 feet, a distance measured on the arc of 16.30 feet to Prospect Street;

Thence North 62 degrees 31' West by Prospect Street to the place of beginning.

Containing 36,994 square feet more or less.

Said parcel is shown as Lot #1 on a plan entitled, "Hilltop Heights Definitive Subdivision Plan of Land in Leominster, Massachusetts owned and developed by Frank C. Smith" scale 1"=60' April 12, 1968, Alden S. Marble & Assoc. Reg. Engrs. & Surveyors, 24 Columbia Street, Leominster, Mass., recorded with Worcester Northern District Registry of Deeds in Plan Book 150, Page 14.

Said premises are subject to an easement along the most westerly 20 feet of said lot in favor of the City of Fitchburg for a pole line to Airport Hazard Beacon as shown on said plan.

For title see Book 5474 Page 310.

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,
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