

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated June 20, 2005 from Nicole Rivera and Damien A. Perry to Mortgage Electronic Registration Systems, Inc. as nominee for First Magnus Financial Corporation recorded with the Plymouth County Registry of Deeds in Book 30750, Page 266, 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 September 14, 2016 from Mortgage Electronic Registration Systems, Inc. as nominee for First Magnus Financial Corporation, its successors and assigns, to Nationstar Mortgage LLC recorded in Book 47724, Page 338, Assignment of Mortgage dated December 3, 2018 from Nationstar Mortgage LLC to Select Portfolio Servicing, Inc. recorded in Book 50588, Page 234, Assignment of Mortgage dated May 24, 2022 from Select Portfolio Servicing, Inc. 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 56860, Page 282, and Confirmatory Assignment of Mortgage dated June 7, 2024 from Select Portfolio Servicing, Inc. 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 58978, Page 117, 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., Monday, August 5, 2024

upon the hereinafter-described premises, known as and numbered as 21 Nicholas Drive, Wareham, Plymouth County, Massachusetts, all and singularly the premises described in said mortgage, to wit:

The land with the buildings thereon in Wareham, Plymouth County, MA, shown as LOT WS15 on a plan of land entitled "Comprehensive Permit Plan Cromesett Landing Title Sheet" off Camardo Drive, Wareham, MA, prepared for Wanco Management, Inc., date 03-24-03, which plan is recorded as Plan 601 of 2004 in Plymouth County Registry of Deeds, Plan Book 48, Page 449.

Lot WS15 is also shown on "Plan of Land in Wareham, MA Cromesett Landing, Wareham, MA, Prepared for: Wanco Management, Inc., dated March 7, 2005" and recorded in the Plymouth County Registry of Deeds as plan 259 of 2005, in Book 49, Page 682.

Subject to the following encumbrances of record:

Monitoring Services Agreement recorded in Plymouth Registry of Deeds, Book 29701, Page 133.

Comprehensive Permit recorded in Plymouth Registry of Deeds, Book 28779, Page 184, as modified in Plymouth Registry of Deeds, Book 29584, Page 1.

Regulatory Agreement recorded in Plymouth Registry of Deeds, Book 29701, Page 143.

Declaration of Protective Covenants and Restrictions recorded in Plymouth Registry of Deeds, Book 28837, Page 34, as amended in Plymouth Registry of Deeds, Book 30148, Page 272.

Wetlands Order of Conditions recorded in Plymouth Registry of Deeds, Book 26848, Page 142.

Being a portion of the premises conveyed to Wanco Management, Inc., by Cromesett Realty Trust by deed dated November 25, 2002, and recorded at the Plymouth County Registry of Deeds in Book 23545, Page 161.

For Mortgagors' title, see deed recorded in Book 30750, Page 264.

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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