

## **MORTGAGEE'S SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated June 14, 2006 from David W. Durkin Jr. to Mortgage Electronic Registration Systems, Inc. acting solely as nominee for America's Wholesale Lender recorded with the Middlesex County (South) Registry of Deeds in Book 47621, Page 552, 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 18, 2016 from Mortgage Electronic Registration Systems, Inc. as Nominee for America's Wholesale Lender its successors and assigns to Nationstar Mortgage LLC recorded in Book 67667, Page 587, Assignment of Mortgage dated December 3, 2018 from Nationstar Mortgage LLC to Select Portfolio Servicing, Inc. recorded in Book 71965, Page 26, Assignment of Mortgage dated May 27, 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 80243, Page 177, and Confirmatory Assignment of Mortgage dated May 8, 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 82763, Page 463, 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, August 28, 2024**

upon the hereinafter-described premises, known as and numbered as 36 Park Drive, Littleton, Middlesex County, Massachusetts, all and singularly the premises described in said mortgage, to wit:

A certain parcel of land with the buildings thereon located in the Town of Littleton, Middlesex County, Massachusetts, being described as Lots 1683 to 1687 inclusive, at Long Lake, Littleton, and being the same premises described in a Deed to John J. Nicosia from the Town of Littleton dated September 15, 1944 recorded with Middlesex South District Registry of Deeds, Book 6799, Page 498, and being further described in a Tax Title Deed recorded with said records, Book 6641, Page 557.

Being the same premises conveyed to the herein named-mortgagor (s) by deed recorded with Middlesex South District Registry of Deeds 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,  
JOHNSON, HARNEY & TENNEY, LLP  
220 North Main Street, Suite 301  
Natick, MA 01760  
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