

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated November 1, 2012, from Sland Jean-Pierre to Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Network, Inc., its successors and assigns, registered with the Norfolk County Registry District of the Land Court as Document No. 1268127, with Certificate of Title No. 197806, 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 from Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Network, Inc., its successors and assigns, to PNC Mortgage, a division of PNC Bank, NA dated February 18, 2015 and registered with said Registry District of the Land Court as Document No. 1323716; Assignment of Mortgage from PNC Mortgage, a division of PNC Bank, NA to Nationstar Mortgage LLC dated May 25, 2017 and registered with said Registry District of the Land Court as Document No. 1380537, Assignment of Mortgage from Nationstar Mortgage LLC to Select Portfolio Servicing, Inc. dated December 11, 2018 and registered with said Registry District of the Land Court as Document No. 1413711, and Assignment of Mortgage 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 dated May 24, 2022 and registered with said Registry District of the Land Court as Document No. 1506050, 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, October 30, 2024

upon the hereinafter-described premises, known as and numbered as 24 Boylston Street, Randolph, Norfolk County, Massachusetts, all and singularly the premises described in said mortgage, to wit:

That certain parcel of land situated in Randolph in the County of Norfolk and said Commonwealth, bounded and described as follows:

Easterly by Boylston Street, shown on the plan hereinafter referred to, one hundred (100) feet;

Southerly by lot numbered 10, shown on said plan, one hundred twenty-two and 45/100 (122.45) feet;

Westerly by land now or formerly of Albert H. Crompton, one hundred and 01/100 (100.01) feet; and

Northerly by lot numbered 8, shown on said plan, one hundred twenty and 62/100 (120.62) feet.

Said parcel is shown, as lot numbered 9 on a plan drawn by Ernest W. Branch Inc., Surveyors, dated May 15, 1963, March 23, 1966 and October 21, 1966, as modified and approved by the Land Court, filed in the Land Registration Office as No. 32665A, a copy of a portion of which is filed in Norfolk County Registry District with Certificate No. 81587, Sheet 3, Book 408.

The above described land is subject to and has the benefit of the right to use the streets, shown on said plan, as set forth in Document No. 299843.

For title see Deed recorded with the Norfolk County Registry District for the Land Court Document Number 1183615, Certificate #179172.

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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