

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated April 28, 2006 from Patricia M. Medeiros to Wells Fargo Bank, N.A. recorded with the Essex County (Southern District) Registry of Deeds in Book 25611, Page 401, as affected by Confirmatory Mortgage dated January 29, 2018 from Patricia M. Medeiros and Mark Medeiros to Wells Fargo Bank, N.A. recorded in Book 36575, Page 83, 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 May 7, 2020 from Wells Fargo Bank, N.A. to Specialized Loan Servicing LLC recorded in Book 38496, Page 356, and Assignment of Mortgage dated July 28, 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 41104, Page 223, 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. Tuesday, November 19, 2024

upon the hereinafter-described premises, known as and numbered as 18 Riverside Court, Saugus, Essex County (South District), Massachusetts, all and singularly the premises described in said mortgage, to wit:

The land in Saugus, together with the buildings thereon, bounded and described as follows:

Beginning on Riverside Court, so-called, running from Chestnut Street:

NORTHWESTRLY	at a point three hundred eighty (380.00) feet from Chestnut Street and running;
NORTHWESTRLY	by said Court, sixty (60.00) feet; thence
NORTHEASTERLY	at a right angle with said Court, one hundred (100.00) feet by land now or formerly of Swan; thence
SOUTHEASTERLY	sixty (60.00) feet by land now or formerly of Fales Newhall; thence
SOUTHWESTERLY	to the point of beginning on said Court, one hundred feet by land now or formerly of Fales Newhall, supposed to be shown as Lot 12 on a plan of Fales Newhall Field.

Subject to a sewer easement to the Town of Saugus dated June 5, 1964 and recorded with the Essex South District Registry of Deeds in Book 5178, Page 355.

Meaning and intending to convey and hereby conveying the same premises conveyed to us by deed of Brenda E. Tirrell and Brett J. Tirrell dated April 21, 2006, recorded at Book 25611 Page 400.

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

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