

## NOTICE OF SALE

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

Premises: 10 Victoria Circle, Norwood, MA 02062

By virtue and in execution of the Power of Sale contained in a certain mortgage given by William H. Coleman and Anne C. Coleman to JPMorgan Chase Bank, N.A., dated April 10, 2007, and filed with the Norfolk County Registry District of the Land Court as Document No. 1128342 and noted on Certificate of Title No. 174652, as affected by Home Affordable Modification Agreement executed by JPMorgan Chase Bank, N.A., successor by merger to Chase Home Finance, LLC, dated July 3, 2012, and filed as Document No. 1259269, and noted on Certificate of Title No. 174652, as affected by an assignment of mortgage from JPMorgan Chase Bank, N.A. to Chase Home Finance, LLC, dated May 14, 2010, and filed with said Registry District of the Land Court as Document No. 1199882 and noted on Certificate of Title No. 174652, as affected by an assignment of mortgage from JPMorgan Chase Bank, N.A., s/b/m to Chase Home Finance LLC to Caliber Home Loans, Inc., dated October 30, 2013, and filed with said Registry District of the Land Court as Document No. 1298320 and noted on Certificate of Title No. 174652, as affected by an assignment of mortgage from Caliber Home Loans, Inc. to Specialized Loan Servicing LLC, dated April 19, 2019, and filed with said Registry District of the Land Court as Document No. 1419953 and noted on Certificate of Title No. 174652, as affected by an assignment of mortgage from Specialized Loan Servicing LLC to US Bank Trust National Association, not in its individual capacity but solely as Owner Trustee for VRMTG Asset Trust, dated May 7, 2020, and filed with said Registry District of the Land Court as Document No. 1469508 and noted on Certificate of Title No. 174652, of which mortgage the undersigned is the present holder by assignment, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold by Public Auction at 1:00 o'clock P.M. on the 15th day of May, 2024 at the mortgaged premises located at 10 Victoria Circle, Norwood, MA 02062, Norfolk County, Massachusetts, all and singular the premises described in said mortgage,

To wit: That certain parcel of land situate in Norwood in the County of Norfolk and the Commonwealth of Massachusetts, shown as lot E on a plan drawn by A.W. Thompson, Engineer, dated October 10, 1941, as approved by the Land Court, filed in the Land Registration Office as No. 17874C, a copy of a portion of which is filed in Norfolk Registry District with Certificate No. 27238, Book 137. There is appurtenant to the above described land the right as set forth in Document No. 173110. The above described land is subject to an agreement to restrict contained in a deed given by the Westover Corporation to Net Frank Stewart et ux, dated December 3, 1937, duly recorded in Book 2166, Page 558. The above described land is subject also to taking for laying out and assessment for betterments of Victoria Circle, one dated July 3, 1935, duly recorded in Book 2076, Page 445, and one dated August 10, 1935, duly recorded in Book 2079, Page 366. The above described land is subject also to taking for laying out and assessment for betterments of Nichols Street, one dated January 17, 1931, duly recorded in Book 1920, Page 236, one duly recorded on March 26, 1931 in Book 1923, Page 577.

For Mortgagor's title, see deed dated April 10, 2007, and filed as Document No. 1128341 and noted on Certificate of Title No. 174652 in the Norfolk County Registry District of the Land Court.

Premises to be sold and conveyed subject to and with the benefit of all rights, rights of way,

restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE: A deposit of Ten Thousand Dollars (\$10,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. High bidder to sign written memorandum of sale upon acceptance of the high bid. The balance of the purchase price is to be paid by certified or bank check at Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, NY 10004, within thirty (30) days from the date of the sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control. Other terms, if any, to be announced at the sale.

US Bank Trust National Association, not in its individual  
capacity but solely as Owner Trustee for VRMTG Asset  
Trust  
Present holder of said mortgage  
By its Attorneys,  
Friedman Vartolo LLP  
1325 Franklin Ave, Suite 160  
Garden City, NY 11530