

## LEGAL NOTICE

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE By virtue and in execution of the Power of Sale contained in a certain mortgage given by Kenneth Casale to Mortgage Electronic Registration Systems, Inc. as nominee for American Brokers Conduit dated December 29, 2005, registered at the Middlesex County (Northern District) Registry District of the Land Court as Document No. 236009 and noted on Certificate of Title No. 34687; said mortgage was then assigned to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OC11 Mortgage Pass-Through Certificates, Series 2006-OC11 by virtue of an assignment dated May 30, 2012, and registered as Document No. 268132; of which mortgage the undersigned is the present holder for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at PUBLIC AUCTION at 10:00 AM on June 7, 2018, on the mortgaged premises. This property has the address of 11 Paddock Street, Wilmington, MA 01887. The entire mortgaged premises, all and singular, the premises as described in said mortgage: A certain parcel of land in Wilmington, County of Middlesex and Commonwealth of Massachusetts bounded and described as follows: NORTHEASTERLY by Paddock Street, three hundred twenty-five (325) feet; SOUTHERLY by land now or formerly of Jackson Bros., Inc., fifty-seven and 12/100 (57.12) feet; SOUTHWESTERLY by land now or formerly of Richard Casaccio et al and of Earl F. Enos et al, two hundred ninety-two (292) feet; and NORTHWESTERLY by land now or formerly of

Manuel R. Amaro, ninety-three (93) feet. All of said boundaries are determined by the Court to be located as shown on a plan drawn by S. Albert Kaufmann, Surveyor, dated June 28, 1969, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which will be filed with the original certificate of title issued on this decree. See Pl. # 37135 A So much of said land is as lies within the limits of Paddock Street as shown on said plan, is subject to the rights of all those lawfully entitled thereto, in and over the same. For grantor(s) title, see Certificate of Title No. 34687 Subject to and with the benefit of easements, reservation, restrictions, and taking of record, if any, insofar as the same are now in force and applicable. In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference. Together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this sale. Terms of Sale: Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water or sewer liens and State or County transfer fees, if any there are, and TEN THOUSAND DOLLARS (\$10,000.00) in cashier's or certified check will be required to be paid by the purchaser at the time and place of the sale as a deposit and the balance in cashier's or certified check will be due in thirty (30) days, at the offices of Doonan, Graves & Longoria, LLC ("DG&L"), time being of the essence. The Mortgagee reserves the right to postpone the sale to a later date by public proclamation at the time and date appointed for the sale and to further postpone at any adjourned sale-date by public proclamation at

the time and date appointed for the adjourned sale date. The premises is to be sold subject to and with the benefit of all easements, restrictions, leases, tenancies, and rights of possession, building and zoning laws, encumbrances, condominium liens, if any and all other claim in the nature of liens, if any there be. In the event that the successful bidder at the foreclosure sale shall default in purchasing the within described property according to the terms of this Notice of Sale and/or the terms of the Memorandum of Sale executed at the time of foreclosure, the Mortgagee reserves the right to sell the property by foreclosure deed to the second highest bidder, providing that said second highest bidder shall deposit with the Mortgagee's attorneys, the amount of the required deposit as set forth herein. If the second highest bidder declines to purchase the within described property, the Mortgagee reserves the right to purchase the within described property at the amount bid by the second highest bidder. The foreclosure deed and the consideration paid by the successful bidder shall be held in escrow by DG&L, (hereinafter called the "Escrow Agent") until the deed shall be released from escrow to the successful bidder at the same time as the consideration is released to the Mortgagee, whereupon all obligations of the Escrow Agent shall be deemed to have been properly fulfilled and the Escrow Agent shall be discharged. Other terms, if any, to be announced at the sale.

Dated: May 2, 2018 The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc., Alternative Loan Trust 2006-OC11 Mortgage Pass-Through Certificates, Series 2006-OC11 By its Attorney DOONAN, GRAVES & LONGORIA, LLC, 100 Cummings Center, Suite 225D, Beverly, MA 01915 (978) 921-2670 www.dgandl.com 53239 (CASALE A/K/A KENNETH J. CASALE)