

LEGAL NOTICE

**MORTGAGEE'S
SALE OF
REAL ESTATE**

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Lisa Faretra a/k/a Lisa Marie Faretra to Option One Mortgage Corporation, dated June 15, 2006 and recorded in Middlesex County (Northern District) Registry of Deeds in Book 20198, Page 239 (the "Mortgage") of which mortgage Wells Fargo Bank, N.A., as Trustee for ABFC 2006-OPT1 Trust, Asset Backed Funding Corporation Asset-Backed Certificates, Series 2006-OPT1 is the present holder by assignment from Sand Canyon Corporation F/K/A Option One Mortgage Corporation to Wells Fargo Bank, N.A., as Trustee for ABFC 2006-OPT1 Trust, Asset Backed Funding Corporation Asset-Backed Certificates, Series 2006-OPT1 dated January 10, 2013 recorded in Middlesex County (Northern District) Registry of Deeds in Book 26913, Page 94, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 11 Massachusetts Avenue a/k/a 11 Mass Avenue, Wilmington, MA 01887 will be sold at a Public Auction at 2:00 PM on July 16, 2018, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

Beginning at a point in the westerly sideline of Prospect Street at its intersection with the southerly sideline of Massachusetts Avenue,

thence South 89 degrees 11' 22" West a distance of 100 feet;
thence South 0 degrees 48' 38" East a distance of 100 feet;
thence North 89 degrees 11' 22" East a distance of 100 feet;
thence North 0 degrees 48' 38" West a distance of 100 feet.

Containing 10,000 square feet, and shown as Lot B on "Plan of Land in Wilmington, Mass., dated March 10, 1986, K.J. Miller Company, Inc., Civil Engineers and Land Surveyors; recorded with Middlesex North District Registry of Deeds, Book of Plans 154, Plan 74.

For mortgagor's title see deed recorded with the Middlesex County (Northern District) Registry of Deeds in Book 20198, Page 237.

The property will be sold subject to the redemption rights in favor of the Internal Revenue Service by virtue of the tax lien(s) recorded in Middlesex County (Northern District) Registry of Deeds in Book 30257, Page 265.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale:
Cash, cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable in cash or by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA 01851 or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

Wells Fargo Bank, N.A.,
as Trustee for ABFC
2006-OPT1 Trust, Asset
Backed Funding Corporation
Asset-Backed
Certificates, Series
2006-OPT1
Korde & Associates, P.C.
900 Chelmsford Street
Suite 3102
Lowell, MA 01851
(978) 256-1500
Faretra, Lisa, 16-027422
180726 5/30, 6/6, 13/18