

LEGAL NOTICE

MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by Daniel J. Brandano and Colleen A. Brandano to Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans, Inc., its successors and assigns, dated March 3, 2005 and recorded with the Middlesex County (Northern District) Registry of Deeds at Book 18481, Page 45, subsequently assigned to The Bank of New York Mellon, f/k/a, the Bank of New York, as Trustee for certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-3 by Mortgage Electronic Registration Systems, Inc. by assignment recorded in said Middlesex County (Northern District) Registry of Deeds at Book 25268, Page 22 for breach of the conditions of said Mortgage and for the purpose of foreclosing same will be sold at Public Auction at 11:00 AM on December 5, 2018 at 7 Avon Street, Wilmington, MA, all and singular the premises described in said Mortgage, to wit:

The land in Wilmington, Middlesex County, Massachusetts, being more particularly shown as Lots numbered six hundred fifty-three through six hundred fifty-five (653-655) and lots numbered six hundred sixty through six hundred seventy-four (660-674) all inclusive, as shown on a plan of land entitled, "Wilmington Manor" dated September 1909, prepared by H.A. Millhouse, C.E., and recorded with the Middlesex North District Registry of Deeds at Plan Book 27, Plan 7, to which plan reference is hereby made for a more particular description of said lots. Being the same premises conveyed to the herein named grantor(s) by deed recorded with the Middlesex County Registry of Deeds in Book 7285 Page 198.

The premises are to be sold subject to and with the benefit of all easements, restrictions, encroachments, building and zoning laws, liens, unpaid taxes, tax titles, water bills, municipal liens and assessments, rights of tenants and parties in possession, and attorney's fees and costs.

TERMS OF SALE:

A deposit of FIVE THOUSAND DOLLARS AND 00 CENTS (\$5,000.00) in the form of a certified check, bank treasurer's check or money order will be required to be delivered at or before the time the bid is offered. The successful bidder will be required to execute a Foreclosure Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid within thirty (30) days from the sale date in the form of a certified check, bank treasurer's check or other check satisfactory to Mortgagee's attorney. The Mortgagee reserves the right to bid at the sale, to reject any and all bids, to continue the sale and to amend the terms of the sale by written or oral announcement made before or during the foreclosure sale. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. The description of the premises contained in said mortgage shall control in the event of an error in this publication.
TIME WILL BE OF THE ESSENCE.

Other terms, if any, to be announced at the sale.

The Bank of New York Mellon, f/k/a, the Bank of New York, as Trustee for certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2005-3

Present Holder of said Mortgage,
By Its Attorneys,
ORLANDS PC
PO Box 540540
Waltham, MA 02454
Phone: (781) 790-7800
16-009534
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