

## **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 Charles Quinton to Washington Mutual Bank, FA, dated September 30, 1999 and recorded in Middlesex County (Northern District) Registry of Deeds in Book 10439, Page 226 (the "Mortgage") of which mortgage The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates 2006-RP3 is the present holder by assignment from Washington Mutual Bank, FA to Homecomings Financial Network, Inc. dated February 14, 2005 recorded in Middlesex County (Northern District) Registry of Deeds in Book 19277, Page 35; assignment from Homecomings Financial Network Inc. to The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RP3 dated July 30, 2010 recorded in Middlesex County (Northern District) Registry of Deeds in Book 24340, Page 259 and corrective assignment from Homecomings Financial, LLC f/k/a Homecomings Financial Network Inc. to The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RP3 recorded in Middlesex County (Northern District) of Deeds in Book 32231, Page 45; assignment from The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank N.A. as Trustee for Mortgage Asset-Backed Pass-Through Certificates Series 2006-RP3 to The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as successor-in-interest to JPMorgan Chase Bank, National Association, as Trustee, Pooling and Servicing Agreement Dated as of June 1, 2006 Mortgage Asset-Backed Pass-Through Certificates Series 2006-RP3 dated

November 12, 2012 recorded in Middlesex County (Northern District) Registry of Deeds in Book 26687, Page 70 and corrective assignment from The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as successor to JP Morgan Chase Bank N.A. as Trustee for Mortgage Asset-Backed Pass-Through Certificates Series 2006-RP3 to The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates 2006-RP3 dated October 3, 2017 recorded in Middlesex County (Northern District) Registry of Deeds in Book 32027, Page 211, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 2 Summer Street, Wilmington, MA 01887 will be sold at a Public Auction at 1:00 PM on December 19, 2018, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

That certain parcel of land with the buildings thereon situated in Wilmington, Middlesex County, Massachusetts and shown as Lot 1A on a plan entitled "Plan of Land, Wilmington, Mass. Prepared for Larry Walsh, Scale: 1" = 40', Dated: July 1, 1999, Troy, Mede & Associates, 936 East St., Tewksbury, MA.", which said plan is recorded with the Middlesex North District Registry of Deeds herewith, and said Lot 1A is more particularly bounded and described according to said plan as follows:

SOUTHWESTERLY by Summer Street, as shown on said plan, 463.06 feet to a point, thence along a curve, as shown on said plan, a distance of 33.41 feet; NORTHWESTERLY by Parcel A, as shown on said plan, on three courses, measuring 30.00 feet, 15.47 feet and 124.54 feet, respectively; NORTHEASTERLY by Lot 1B, as shown on said plan, 216.65 feet to a point, thence by Parcel B, as shown on said plan, 179.43 feet; and SOUTHEASTERLY by Cobalt Street, as shown on said plan, 120.77 feet.

Said Lot 1A Containing 68,573 square feet of land according to said plan.

For mortgagor's title see deed recorded with the Middlesex County (Northern District) Registry of Deeds in Book 10439, Page 224.

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 23859, Page 278 and Book 24958, Page 112.

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.

The Bank of New York Mellon Trust Company, National Association  
f/k/a The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates 2006-RP3  
Korde & Associates, P.C.  
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Suite 3102  
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