

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 Michael Riddle to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Countrywide Home Loans, Inc., dated February 10, 2006 and registered at Middlesex County (Northern District) Registry District of the Land Court as Document No. 236654 and noted on Certificate of Title No. 19973 (the "Mortgage") of which mortgage The Bank of New York Mellon, F/K/A The Bank of New York as trustee for registered Holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-3 is the present holder by Assignment from Mortgage Electronic Registration Systems, Inc. to The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2006-3 dated June 8, 2011 and registered as Document No. 263142 and noted on Certificate of Title No. 19973, and Assignment from The Bank of New York Mellon FKA The Bank of New York, as Trustee for the Certificateholders of CWABS Inc., Asset-Backed Certificates, Series 2006-3 to The Bank of New York Mellon, F/K/A The Bank of New York as trustee for registered holders of CWABS, Inc., Asset-Backed Certificates, Series 2006-3 dated April 2, 2020 and registered as Document No. 307605 and noted on Certificate of Title No. 19973, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 13 Broad Street, Wilmington, MA 01887 will be sold at a Public Auction at 12:00 PM on April 5, 2021, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

That certain parcel of land situate in Wilmington in the County of Middlesex and said Commonwealth, bounded and described as follows:

Southwesterly by the Northeasterly line of Broad Street, one hundred forty (140) feet;
Northwesterly by land now or formerly of Charles A. P. Sherman, one hundred sixty (160) feet;
Northeasterly by land now or formerly of Harold E. Melzar, one hundred forty (140) feet; and
Southeasterly by Lot 1, one hundred sixty (160) feet.

All of said boundaries are determined by the land court to be located as shown on a plan 36022-A, drawn by Fred W. Gould, Surveyor, dated December 8, 1968, as modified and approved by the Court, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate of Title 18180, and said land is shown as Lot two (2) on said plan.

Said land is affected by a Notice of Variance by the Town of Wilmington, dated February 28, 1966, duly recorded in Book 1752, Page 28.

For mortgagor's title see deed registered at Middlesex County (Northern District) Registry District of the Land Court as Document Number 64050 and Noted on Certificate of Title Number 19973.

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 28458, Page 64.

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: 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 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,
F/K/A The Bank of New York as
trustee for registered Holders of
CWABS, Inc., Asset-Backed
Certificates, Series 2006-3
Korde & Associates, P.C.
900 Chelmsford Street
Suite 3102
Lowell, MA 01851
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