

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 Wanda M. Poor and Brian F. Poor to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for America's Wholesale Lender, dated June 2, 2006 and recorded in Middlesex County (Southern District) Registry of Deeds in Book 47585, Page 50 of which mortgage The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-12 is the present holder by assignment from Mortgage Electronic Registration Systems, Inc., acting solely as nominee for America's Wholesale Lender, its successors and assigns to Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2006-12 dated August 27, 2008 recorded in Middlesex County (Southern District) Registry of Deeds in Book 58618, Page 215 and confirmatory assignment from Mortgage Electronic Registration Systems, Inc. as nominee for America's Wholesale Lender, its successors and assigns to The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-12 dated July 25, 2017 recorded in Middlesex County (Southern District) Registry of Deeds in Book 69706, Page 404, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 191 North Street, North Reading, MA 01864 will be sold at a Public Auction at 11:00

AM on October 24, 2018, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

A certain parcel of land with the buildings thereon situated on the northerly side of North Street in North Reading, Middlesex County, Massachusetts, bounded and described as follows:

Beginning at the easterly corner thereof on said North Street at land now or late of Chisholm, thence running northerly by land of said Chisholm about two hundred eighty-six (286) feet to a corner at the other land now or late of Chisholm, thence turning and running westerly still by land of said Chisholm fifty (50) feet, thence turning and running southerly by land now or late of Charles S. Berry et al two hundred and eighty-six (286) feet more or less to North Street, thence running easterly by said North Street fifty (50) feet to the point of beginning.

For mortgagor's title see deed recorded with the Middlesex County (Southern District) Registry of Deeds in Book 42221, Page 308.

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 f/k/a The Bank of New York, as Trustee for the certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2006-12

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