

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 James A. Depaolo and Kathy A. Depaolo to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Countrywide Home Loans, Inc., dated September 27, 2004 and recorded in Middlesex County (Southern District) Registry of Deeds in Book 43824, Page 553 of which mortgage The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders CWMBS, Inc. CHL Mortgage Pass-Through Trust 2004-HYB 8 Mortgage Pass-Through Certificates, Series 2004-HYB8 is the present holder by assignment from Mortgage Electronic Registration Systems, Inc. as nominee for Countrywide Home Loans, Inc. to The Bank of New York Mellon f/k/a The Bank of New York as Trustee for the Certificateholders CWMBS, Inc. CHL Mortgage Pass-Through Trust 2004-HYB 8 Mortgage Pass-Through Certificates, Series 2004-HYB8 dated August 10, 2011 recorded at Middlesex County (Southern District) Registry of Deeds in Book 57467, Page 388, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 3 Bridle Way, North Reading, MA 01864 will be sold at a Public Auction at 11:00AM on July 6, 2017, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

A parcel of land with the buildings thereon known as Lot 1, Bridle Way, North Reading, Middlesex County, Massachusetts, shown as Lot 1 on a plan entitled "Definitive Subdivision Plan of Land, Bridle Way, North Reading, Massachusetts" Owner: LMC Realty Trust, dated August 24, 1998, Final Revision: March 17, 1999 by Dana F. Perkin, Inc. d/b/a Robert E. Anderson Registered Professional Engineer and Land Surveyor and recorded with the Middlesex South District Registry of Deeds as Plan 503 of 1999 at Book 30163, Page 204 (the "Plan"), to which Plan reference is made for a more particular description of said lot.

Lot 1 contains approximately 121,040 square feet according to said Plan.

Subject to the following:

1. Order of Condition issued by the North Reading Conservation Commission, DEP File No. 245-658 on November 25, 1998 and recorded with said Registry in Book 29475, Page 572 as amended by the Order of Conditions dated September 15, 1999 in Book 30689, Page 489.
2. Declaration of Restrictive Covenant dated April 13, 1999 and recorded with said Registry in Book 36163, Page 206.
3. Supplementary Restrictive Covenant dated April 13, 1999 and recorded with said Registry in Book 30163, Page 213.
4. Easement to the Town of North Reading dated April 13, 1999 and recorded with said Registry in Book 30163, Page 216.
5. Easement to Reading Municipal Light Department dated April 13, 1999 and recorded with said Registry in Book 30163, Page 219.
6. Covenants, Easements, notes and all matters shown on plot entitled "Definitive Subdivision Plan of Land, Bridle Way, North Reading, Massachusetts" Owner: LMC Realty Trust Date: August 24, 1998, Final Revision: March 17, 1999 by Dana F. Perkins, Inc. d/b/a Robert E. Anderson Registered Professional Engineer and Land Surveyor and recorded with the Middlesex South District Registry of Deeds as Plan 503 of 1999, including but not limited to an 80' wide easement to the Town of Danvers.
7. Easement to New England Telephone and Telegraph Company dated September 14, 1999 and recorded on September 15, 1999 at Book 30659, Page 110.
8. Declarations of Common Scheme Restrictions dated October 8, 1999 and recorded with said Registry in Book 30845, Page 248.
9. Declaration of Bridle Way Homeowner's Association and Bylaws of the Bridle Way Homeowner's Association both dated October 8, 1999 and recorded with said Registry in Book 30845, Page 252 and Book 30845, Page 254, respectively.
10. Conditions imposed on the approval by the Department of Environmental Protection for the construction of an on-site Sewage Disposal System on the subject lot, which conditions are assumed and agreed to by the Buyer on acceptance of the deed.

For mortgagor's title see deed recorded with the Middlesex County (Southern District) Registry of Deeds in Book 35201, Page 143.

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 \$10,000.00 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 CWMBS, Inc. CHL Mortgage Pass-Through Trust 2004-HYB 8 Mortgage Pass-Through Certificates, Series 2004-HYB8

Korde & Associates, P.C
900 Chelmsford Street
Suite 3102
Lowell, MA 01851
(978) 256-1500

6-8-17, 6-15-17
6-22-17
NR

Depaolo, James, 16-024566, June 8, 2017, June 15, 2017, June 22, 2017