

# LEGAL NOTICE

## **MORTGAGEE'S SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Lori Berg and Douglas R. Lipert to Mortgage Electronic Registration Systems, Inc. as nominee for Castle Point Mortgage, Inc., dated May 29, 2007 and registered with the Middlesex County (Southern District) Registry District of the Land Court as Document No. 1444826 as noted on Certificate of Title No. 256477 and recorded at the Middlesex County (Southern District) Registry of Deeds at Book 49540 Page 1, of which mortgage the undersigned 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 Certificate holders of CWABS Inc., Asset-Backed Certificates, Series 2007-SEA2 dated October 11, 2016 and registered with said Registry on October 18, 2016 at Document No. 1743745, Certificate of Title No. 256477 and by assignment from Mortgage Electronic Registration Systems, Inc., as nominee for Castle Point Mortgage, 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 2007-SEA2 dated July 11, 2011 and recorded with Middlesex County (Southern District) Registry of Deeds on July 14, 2011 at Book 57140, Page 305, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 3:00 p.m. on June 11, 2018, on the mortgaged premises located at 7 LOCUST STREET, NORTH READING, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

### **TO WIT:**

The land with the buildings thereon situated in North Reading, Middlesex County, MA known and being numbered 7 Locust Street:

Unregistered Land Parcel  
Being shown as Lots 358, 358A, 358B,

358C and 359 on a plan entitled, "Plan No. 3 Liberty Acres No. Reading, Mass. Owned by Linn Realty Service, Inc.", by R.F. Smith C.E., dated July 1926 and recorded with the Middlesex South Registry of Deeds as filed Plan No. 917, Lots 358, 358A, 358B, 358C and 359 contain 3209, 2557, 2573, 2587 and 2603 square feet of land respectively, according to said plan.

Registered Land Parcel  
Being described as follows:  
Northerly by lands now or formerly of Edward W. McDonald et al and Muriel Wallace, one hundred fifty-nine and 70/100 feet; Easterly by land now or formerly of Edward J. McDonald et al, one hundred sixty-six and 09/100 feet; Southerly, one hundred and sixty feet, and Westerly, one hundred sixty-three and 65/100 feet, by lot 5 as shown on a plan hereinafter mentioned.

Said parcel is shown as Lot 4 on said plan, (Plan No. 23842D).

All of said boundaries are determined by the Court to be located as shown on a subdivision plan, as approved by the Court, filed in the Land Registration Office, a copy of which is filed in the Registry of Deeds for the South Registry of Middlesex County in Registration Book 1120, Page 47, with Certificate 197997.

Being the same premises conveyed to the herein named grantor(s) by deed recorded with the Middlesex South County Registry of Deeds in Book 44222, Page 544, and the Middlesex Land Court as Document No. 1357645.

For mortgagor's(s)' title see deed registered with Middlesex County (Southern District) Registry District of the Land Court as Document No. Doc 1357645, as noted on Certificate of Title No. 232689. See also deed recorded with Middlesex County (Southern District) Registry of Deeds at Book 44222, Page 544.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

### **TERMS OF SALE:**

A deposit of Ten Thousand (\$10,000.00) Dollars by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Harmon Law Offices, P.C., 150 California Street, Newton, Massachusetts 02458, or by mail to P.O. Box 610389, Newton Highlands, Massachusetts 02461-0389, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

**THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWABS INC., ASSET-BACKED CERTIFICATES, SERIES 2007-SEA2**

Present Holder of said Mortgage,  
**HARMON LAW OFFICES, P.C.**  
150 California Street  
Newton, MA 02458  
(617) 558-0500  
201601-0020 - PRP