

LEGAL NOTICE

MORTGAGEE'S SALE OF REAL ESTATE

Premises: 18 Francis Street,
North Reading, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Kanu Patel and Smita Patel to Mortgage Electronic Registration Systems, Inc., as Nominee for Countrywide Home Loans, Inc. and now held by The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc. Alternative Loan Trust 2006-J5, Mortgage Pass-Through Certificate, Series 2006-J5, said mortgage dated June 19, 2006, and recorded in the Middlesex County (Southern District) Registry of Deeds, in Book 47675 at Page 364, as affected by an Assignment of Mortgage dated September 10, 2011, and recorded with said Deeds in Book 57446 at Page 304, of which mortgage the undersigned is the present holder, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on November 15, 2018, at 3:00 p.m. Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land, together with the buildings and improvements thereon, situated in North Reading, Middlesex County, Massachusetts, bounded and described as follows:

SOUTHERLY by Francis Street (formerly Batchelder Road) 100.00 feet;
WESTERLY by land of owners unknown, 200.00 feet;
NORTHERLY by land now or formerly of Marion I. Parker as shown on plan hereinafter mentioned, 100.00 feet;
EASTERLY by land now or formerly of Irving Batchelder as shown on said plan 200.00 feet;

Containing 20,000.00 square feet of land.

Being a portion of a lot marker 22,000 square feet as shown on a plan showing a lot conveyed by Marion I. Parker to Catherine Elizabeth Roche dated September 25, 1946, Dana F. Perkins, C.E., and surv. And recorded with Middlesex South Registry of Deeds in Book 7008, Page 201.

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated November 10, 1997, and recorded in Book 27861 at Page 16 with the Middlesex County (Southern District) Registry of Deeds.

TERMS OF SALE: Said premises will be sold and conveyed subject to all

liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

TEN THOUSAND (\$10,000.00)
Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within forty five (45) days after the date of sale.

Other terms to be announced at the sale.

Marinosci Law Group, P.C.
275 West Natick Road, Suite 500
Warwick, RI 02886

Attorney for The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc. Alternative Loan Trust 2006-J5, Mortgage Pass-Through Certificate, Series 2006-J5
Present Holder of the Mortgage
Telephone: (401) 234-9200
MLG File No.: 16-15089

10-25-18, 11-1-18, 11-8-18
NR