

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by William Hodge to Mortgage Electronic Registration Systems, Inc., as nominee for America's Wholesale Lender, dated January 19, 2007 and recorded in the Suffolk County Registry of Deeds in Book 41163, Page 228, of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc. solely as nominee for America's Wholesale Lender to The Bank of New York Mellon fka The Bank of New York, as Trustee for the Certificateholders, CWABS, Inc. Asset Backed Certificates, Series 2007-2, recorded on August 17, 2010, in Book No. 46786, at Page 116

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 4:00 PM on April 29, 2024, on the mortgaged premises located at 77 Iroquois Street, Roxbury (Boston), Suffolk County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

the land in Boston bounded and described as follows:

The following parcels of land with the building thereon located within the city of Boston, bounded and described as follows:

Lot 1

About twenty six hundred eighty five (2685) square feet of land on the northeasterly side of Iroquois Street, making the easterly corner of Darling Street, adjoining an estate now or formerly of Catherine McDevitt, being lot thirty (30) W.C. Bates plan, dated March 15, 1915, recorded with Suffolk Deeds, at the end of Book 4144.

Said land is situated in Block 214 D2 A in the Roxbury District shown on the Boston Assessors' Plans of said City, filed in the Office of the Board of Assessors.

Lot 2

About twenty seven hundred thirty five (2735) square feet of land on the southwesterly side of Sachus Street, making the southerly corner of Darling Street, adjoining an estate now or formerly of Catherine McDevitt, being lot twenty nine (29) W.C. Bates plan, dated March 15, 1915, recorded with Suffolk Deeds at end of Book 4144.

Said land is situated in Block 214 D2 A in the Roxbury District shown on the Boston Assessors' Plans of said City, filed in the Office of the Board of Assessors.

For mortgagor's(s') title see deed recorded with Suffolk County Registry of Deeds in Book 41163, Page 226.

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 Five Thousand (\$5,000.00) 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 St., 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, CWABS, INC.
ASSET BACKED CERTIFICATES, SERIES
2007-2

Present holder of said mortgage

By its Attorneys,
HARMON LAW OFFICES, P.C.
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Newton, MA 02458
(617)558-0500
2014070579