
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 **Alberto Tavares and Maria Tavares** to Home123 Corporation dated December 5, 2005, recorded at the Hampden County Registry of Deeds in Book 15563, Page 268; said mortgage was then assigned to U.S. Bank National Association, as Trustee, on Behalf of the Holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series NC 2006-HE4 Asset Backed Pass-Through Certificates, Series NC 2006-HE4 by virtue of an assignment dated January 17, 2019, and recorded in Book 23167, Page 381, of which mortgage the undersigned is the present holder for breach of conditions of said mortgage and for the purpose of foreclosing the same will be sold at PUBLIC AUCTION at 11:00 AM on **December 5, 2024**, on the mortgaged premises. This property has the address of **340 Holyoke Street, Ludlow, MA 01056**. The entire mortgaged premises, all and singular, the premises as described in said mortgage:

That certain parcel of land, with the buildings thereon, in Ludlow, Hampden County and Commonwealth of Massachusetts beginning at a point on the easterly side of the road leading from the Ludlow Mills to Holyoke, called Holyoke Street, at the southwesterly corner of the premises herein conveyed at land now or formerly of one Nichols; and running thence:

NORTHERLY	on said Holyoke Street, one hundred forty-six (146) feet; thence
EASTERLY	in a line at right angles with the easterly line of said Holyoke Street, one hundred sixty (160) feet to land now or formerly of one Nichols; and thence running
SOUTHWESTERLY	along land now or formerly of said Nichols, two hundred twelve (212) feet to the point or place of beginning.

For title reference, see deed recorded with said Registry of Deeds in Book 11014.

Subject to and with the benefit of easements, reservation, restrictions, and taking of record, if any, insofar as the same are now in force and applicable. In the event of any typographical error set forth herein in the legal description of the premises, the description as set forth and contained in the mortgage shall control by reference. Together with all the improvements now or hereafter erected on the property and all easements, rights, appurtenances, rents, royalties, mineral, oil and gas rights and profits, water rights and stock and all fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this sale.

Terms of Sale: Said premises will be sold subject to any and all unpaid taxes and assessments, tax sales, tax titles and other municipal liens and water or sewer liens and State or County transfer fees, if any there are, and TEN THOUSAND DOLLARS (\$10,000.00) in cashier's or certified check will be required to be paid by the purchaser at the time and place of the sale as a deposit and the balance in cashier's or certified check will be due in thirty (30) days, at the offices of Doonan, Graves & Longoria, LLC (“DG&L”), time being of the essence. Other terms, if any, to be announced at the sale.

Dated: October 4, 2024 [U.S. Bank National Association, as Trustee, on Behalf of the Holders of the Asset Backed Securities Corporation Home Equity Loan Trust, Series NC 2006-HE4 Asset Backed Pass-Through Certificates, Series NC 2006-HE4](#)

By its Attorney DOONAN, GRAVES & LONGORIA, LLC, 100 Cummings Center, Suite 303C, Beverly, MA 01915 (978) 921-2670 www.dgandl.com 55168 (TAVARES) 11/07/2024; 11/14/2024; 11/21/2024