

# **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 Thomas F. Markham, III and Diane C. Markham to Mortgage Electronic Registration Systems, Inc. acting solely as a nominee for Mortgage Financial, Inc., dated May 8, 2007 and recorded in Middlesex County (Southern District) Registry of Deeds in Book 49437, Page 486 of which mortgage CitiMortgage, Inc. is the present holder by assignment from Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Financial, Inc. to CitiMortgage, Inc. dated April 30, 2009 recorded at Middlesex County (Southern District) Registry of Deeds in Book 52791, Page 16, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 42 Harrison Avenue, Wakefield, MA 01880 will be sold at a Public Auction at 11:00AM on July 20, 2017, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

A certain parcel of land with the buildings thereon situated in that part of Wakefield, in said County of Middlesex, known as Greenwood, being Lot No. 587 and 588 on a plan of lots in Greenwood Park, made by Charles S. Miller and recorded with Middlesex South District in Plan Book 60, Page 48. Said premises are further bounded and described as follows:

Northerly: by Lot 586, as shown on said plan, 100 feet;  
Easterly: by land now or formerly of Perkins, 60 feet;  
Southerly: by Lot No. 589, as shown on said plan, 100 feet; and  
Westerly: by Harrison Ave., 60 feet.

Containing 6,000 square feet of land.

For mortgagor's title see deed recorded with the Middlesex County (Southern District) Registry of Deeds in Book 34671, Page 345.

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 \$5,000.00 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.

CitiMortgage, Inc.  
Korde & Associates, P.C.  
900 Chelmsford Street  
Suite 3102  
Lowell, MA 01851  
(978) 256-1500  
Markham, Thomas F. and Diane C., 09-051955,  
June 23, 2017, June 30, 2017, July 7, 2017