

## LEGAL NOTICE

### 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 Kimberly A. Cox to Mortgage Electronic Registration Systems, Inc., dated September 2, 2010 and recorded with the Middlesex County (Southern District) Registry of Deeds at Book 55324, Page 478, of which mortgage the undersigned is the present holder by assignment from Mortgage Electronic Registration Systems, Inc. to Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP dated April 12, 2012 and recorded with said registry on April 20, 2012 at Book 58927 Page 188 and by assignment from Bank of America, N.A., successor by merger to BAC Home Loans Servicing, LP fka Countrywide Home Loans Servicing, LP to Federal National Mortgage Association dated March 10, 2016 and recorded with said registry on March 22, 2016 at Book 66965 Page 354 and by assignment from Federal National Mortgage Association to MTGLQ Investors, L.P. dated March 6, 2018 and recorded with said registry on March 8, 2018 at Book 70712 Page 127, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 10:00 a.m. on October 11, 2018, on the mortgaged premises located at 410 Salem Street, Unit 205, Heron Pond Condominium, Wakefield, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

#### TO WIT:

Unit 205, 410-414 Salem Street, Wakefield, Massachusetts, in the Heron Pond Condominium, established by Master Deed dated August 23, 1999 and recorded with the Middlesex Registry of Deeds on September 9, 1999 in Book 30644, Page 1, together with an undivided .71 percent interest in the common areas described in the Master Deed, as more completely described in the first Unit Deed conveyed by Declarant at Book 30693, Page 438, and as shown on Unit Plan referred to in said Deed, all as shown on the plans recorded with the Master Deed, as amended.

Being the same premises conveyed by virtue of a Deed recorded with the Middlesex County South Registry of Deeds Book 30693, Page 438.

For mortgagor's(s') title see deed recorded with Middlesex County (Southern District) Registry of Deeds in Book 30693, Page 438.

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 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.

MTGLQ INVESTORS, L.P.  
Present holder of said mortgage

By its Attorneys,  
HARMON LAW OFFICES, P.C.  
150 California Street  
Newton, MA 02458  
(617) 558-0500  
201609-0597 - TEA

9-14, 21, 28-2018 WDI