

**LEGAL NOTICE
MORTGAGEE'S SALE OF REAL ESTATE**

By virtue and in execution of the Power of Sale contained in a certain Mortgage dated November 13, 2006 given by Thomas Oates and Lisa Oates a/k/a Lisa P. Oates to ABN AMRO Mortgage Group, Inc. recorded in Middlesex County (Southern District) Registry of Deeds at Book 48514, Page 481, as affected by Judgment recorded in Book 65677, Page 539 and as affected by Modification Agreement recorded in Book 70741, Page 108, the undersigned CitiMortgage, Inc., successor by merger with ABN AMRO Mortgage Group, Inc., being the present holder of said mortgage by merger between ABN AMRO Mortgage Group, Inc. and CitiMortgage, Inc. with CitiMortgage, Inc. as the surviving entity, 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 Wednesday, March 13, 2019

upon the hereinafter-described premises, known as and numbered as 494 North Avenue, Wakefield, Middlesex County (Southern District), Massachusetts, all and singularly the premises described in said mortgage, to wit:

A certain parcel with the buildings thereon, situated in Wakefield, Middlesex County, Massachusetts, and being part of Lots 4 and 5 on a "Plan of House Lots in South Reading surveyed October 1846 by John Sargent, recorded with Middlesex South District Registry of Deeds in Book of Plans 2-B, Plan 65, bounded and described as follows:

Beginning at an iron bolt on the Westerly side of North Avenue shown as Grove Street on said plan and formerly known as Railroad Street 93 feet Southerly from the Northeasterly corner of said Lot 5; thence the line runs Westerly through said Lot 5 about 145 feet to land now or formerly of Boston & Maine Railroad; thence the line turns and runs Southerly by land of said Railroad about 82.5 feet; thence the line turns and runs Easterly by land now or formerly of R.L.G. Dysart, being the remaining portion of Lot 4 on said plan, about 128.5 feet to said North Avenue; thence the line turns and runs Northerly by said North Avenue about 81 feet to the point of beginning.

Be all of said measurements more or less or however otherwise bounded, measured or described.

Being the same premises conveyed to Thomas Oates and Lisa P. Oates, Dated October 21, 2005 and recorded with the Middlesex South Registry of Deeds at Book 46322 Page 137.

The above-described premises shall be subject to all easements, restrictions, municipal or other public taxes, assessments, liens or claims in the nature of liens, outstanding tax titles, building, zoning and other land use laws and all permits and approvals issued pursuant thereto, including, without limitation, orders of conditions, and existing encumbrances of record created prior to said Mortgage, if there be any. Said premises are to be sold subject to the right of redemption of the United States of America, if any there be.

TERMS OF SALE: The highest bidder shall be required to make a deposit of \$10,000.00 to the holder of said Mortgage, in cash or by certified or bank cashier's check at the time and place of said sale of said premises. The balance of the purchase price is to be paid to said holder in cash, by certified check or bank cashier's check, and thereupon the deed shall be delivered, in thirty (30) days from the date of sale at the firm of Cunningham, Machanic, Cetlin, Johnson, Harney & Tenney, LLP, Attorneys for said holder, 220 North Main Street, Suite 301, Natick, Massachusetts. The successful bidder shall be required to sign a Memorandum of Terms of Sale. The description of the premises contained in said Mortgage shall control in the event of an error in publication.

Other terms, if any, to be announced at the time and place of sale.

CITIMORTGAGE, INC. SUCCESSOR BY MERGER TO
ABN AMRO MORTGAGE GROUP, INC.
Present Holder of Said Mortgage,
By its Attorneys,
CUNNINGHAM, MACHANIC, CETLIN,
JOHNSON, HARNEY & TENNEY, LLP
220 North Main Street, Suite 301
Natick, MA 01760
(508) 651-7524

2-11,18,25-2019 WDI