

**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 Thomas F. Markham, III, Diane C. Markham to Mortgage Electronic Registration Systems, Inc. as nominee for Mortgage Financial, Inc., dated May 8, 2007 and recorded in the Middlesex County (Southern District) Registry of Deeds in Book 49437, Page 486, of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc., as nominee for Mortgage Financial, Inc. to CitiMortgage, Inc., recorded on May 18, 2009, in Book No. 52791, at Page 16

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 3:00 PM on January 13, 2020, on the mortgaged premises located at 42 Harrison Avenue, Wakefield, Middlesex County, Massachusetts, 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, Plan 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 r formerly of Perkins, 60 feet; SOUTHERLY: by Lot No. 589, as shown on said plan, 100 feet; and WEST-ERLY: by Harrison Ave., 60 feet. Containing 6,000 square feet of land. Being the same premises conveyed to us by deed of Bruce M. Pote, dated October 25, 1993, and recorded with the Middlesex South District Registry of Deeds in Book 23889, Page 155.

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

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 Fifteen Thousand (\$15,000.00) 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.

CITIMORTGAGE, INC.  
Present holder of said mortgage

By its Attorneys,  
HARMON LAW OFFICES, P.C.  
150 California St.  
Newton, MA 02458  
(617)558-0500  
11855

12-13,20,27-2019 WDI