

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

Premises: 104 Myrtle Avenue, Wakefield, MA 01880

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Betteanne D. MacDonald and James L. MacDonald to Citizens Bank of Massachusetts, and now held by **Citizens Bank, N.A. f/k/a RBS Citizens, N.A. s/b/m Citizens Bank of Massachusetts**, said mortgage dated September 24, 2002 and recorded in the Middlesex County (Southern District) Registry of Deeds in Book 37156, Page 175, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on September 10, 2019 at 11:00AM** Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

*A certain parcel of land, together with the buildings thereon, situated in Wakefield, Middlesex County, Massachusetts, in that section of Wakefield known as Greenwood, and being shown as Lot A1 on a plan entitled "Subdivision of land in Wakefield, Mass" Warren M. Mirick, surveyor, dated August, 1950 and recorded with Middlesex South District Deeds, Book 7634 Page 107.*

Tax Id: 27 0314 38B

The description of the property contained in the mortgage shall control in the event of a typographical error in this publication.

For Mortgagor's Title see deed dated June 26, 2000 and recorded in the Middlesex County (Southern District) Registry of Deeds in Book 31541, Page 38.

**TERMS OF SALE:** Said premises will be sold and conveyed subject to all liens, encumbrances, unpaid taxes, tax titles, municipal liens and assessments, if any, which take precedence over the said mortgage above described.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid in cash, certified check, bank treasurer's or cashier's check at the time and place of the sale by the purchaser. The balance of the purchase price shall be paid in cash, certified check, bank treasurer's or cashier's check within thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC  
1080 Main Street, Suite 200  
Pawtucket, RI 02860  
Attorney for Citizens Bank, N.A. f/k/a RBS  
Citizens, N.A. s/b/m Citizens Bank of Massachusetts  
Present Holder of the Mortgage  
401-217-8701

8-9,16,23-2019 WDI