# NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 314 Winthrop Street, Medford, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Henry R. Paone and Anne K. Paone to Mortgage Electronic Registration Systems, Inc., as nominee for Financial Freedom Acquisition, LLC and now held by CIT Bank, N.A., said mortgage dated November 3, 2009, and recorded in the Middlesex County (Southern District) Registry of Deeds, in Book 53813 at Page 144, as affected by an Assignment of Mortgage dated October 2, 2017, and recorded with said Deeds in Book 70168 at Page 65, of which mortgage the undersigned is the present holder, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at Public Auction on January 31, 2019, at 1:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

That certain parcel of land, together with the buildings thereon, situated in Medford, Middlesex County, Massachusetts, on the southwesterly side of Winthrop Street, being a portion of Lot 3, on plan entitled "Plan of Land in Medford, Mass." Dated February 6, 1930, by A.C. Peters, C.E. recorded with Middlesex South District Deeds in Book 5436, Page 403

Meaning & intending to describe & convey the premises conveyed by Deed recorded in Book 29975, Page 413

and more particularly described as follows:

That certain parcel of land, together with the buildings thereon, situated in Medford, Middlesex County, Massachusetts, on the southwesterly side of Winthrop Street, being a portion of Lot 3, on plan entitled "Plan of Land in Medford, Mass." Dated February 6, 1930, by A. C. Peters, C.E. recorded with Middlesex South District Deeds in Book 5436, Page 403, bounded and described, all according to said plan as follows:

Northeasterly: by Winthrop Street, sixty-eight and 50/100 (68.50) feet;
Southeasterly: by land now or formerly of Medford Home for Aged People, one hundred fifty (150) feet;
Southwesterly: in part by said last mentioned land and in part by land now or late of Puffer, sixty-eight and 50/100 (68.50) feet; and
Northwesterly: by Lot 2, one hundred fifty (150) feet.
Containing 10275 square feet of land.

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 March 25, 1999, and recorded in Book 29975 at Page 413 with the Middlesex County (Southern District) Registry of Deeds.

Said Unit will be conveyed together with an undivided percentage interest in the Common Elements of said Condominium appurtenant to said Unit and together with all rights, easements, covenants and agreements as contained and referred to in the Declaration of Condominium, as amended.

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.

TEN THOUSAND ($10,000.00) 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 forty five (45) days after the date of sale.

Other terms to be announced at the sale.

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Present Holder of the Mortgage
Telephone: (401) 234-9200
MLG File No.: 18-06032