

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 1013 -1015 Eastern Avenue, Malden, MA 02148

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Evelyn Marrero and Margarita Crespo to National City Bank, and now held by **PNC Bank, National Association, successor by merger to National City Bank**, said mortgage dated May 11, 2007 and recorded in the Middlesex County (Southern District) Registry of Deeds in Book 49454, Page 327, for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on** May 23, 2024 at 01:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

a certain parcel of land with all buildings and structures now and hereafter standing or placed thereon situated in Malden in the Commonwealth of Massachusetts bounded and described as follows:

Land in Malden with the buildings thereon being Lot 4 on a "Plan of Building Lots in Maplewood, Malden, belonging to George Abbott," A.F. Sargent, Surveyor, dated April, 1890, and recorded with Middlesex South Deeds at the end of Book 1973, and bounded and described as follows:

NORTHERLY: by Eastern Avenue forty-two (42) feet;

EASTERLY: by lot 5 on said plan seventy-two and 56/100 (72.56) feet;

SOUTHERLY: by Lots 14 and 15 on said plan forty-two and 06/100 (42.06) feet; and

WESTERLY: by lot 3 on said plan seventy and 27/100 (70.27) feet

containing according to said plan 2999 square feet.

Being the same premises conveyed to the herein named mortgagor(s) by deed recorded with Middlesex South District Registry of Deeds in Book 37687, Page 331.

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 January 15, 2003 and recorded in the Middlesex County (Southern District) Registry of Deeds in Book 37687, Page 331.

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.

Said mortgage is subject to a certain mortgage given by Evelyn Marrero and Margarita Crespo to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for First Call Mortgage Company, Inc., dated 05/11/2007 and recorded in Middlesex County (Southern District) Registry of Deeds in Book 49454, Page 309

Previously assigned by Mortgage Electronic Registration Systems, Inc. to Chase Home Finance, LLC by assignment dated October 25, 2010, recorded with Middlesex County (Southern District) Registry of Deeds in Book 55756 at Page 249. Previously assigned by JPMorgan Chase Bank, National Association, successor by merger to Chase Home Finance, LLC to Goldman Sachs Mortgage Company by assignment dated August 14, 2020, recorded with Middlesex County (Southern District) Registry of Deeds in Book 75410 at Page 293. Previously assigned by Goldman Sachs Mortgage Company to Brighthouse Life Insurance Company by assignment dated June 17, 2022, recorded with Middlesex County (Southern District) Registry of Deeds in Book 82557 at Page 397.

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.

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successor by merger to National City Bank
Present Holder of the Mortgage
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