

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 Anthony S. Vibert, Deborah M. Vibert to Mortgage Electronic Registration Systems, Inc. as nominee for Citibank, N.A., dated September 28, 2012 and recorded in the Middlesex County (Northern District) Registry of Deeds in Book 26504, Page 1, of which mortgage the undersigned is the present holder, by assignment from:

Mortgage Electronic Registration Systems, Inc. as nominee for Citibank, N.A. to Citi-Mortgage, Inc., recorded on January 10, 2014, in Book No. 27939, at Page 152

for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at 12:00 PM on October 8, 2018, on the mortgaged premises located at 12 Ox Bow Drive, Wilmington, Middlesex County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:
ALL THAT CERTAIN PARCEL OF LAND IN WILMINGTON, MIDDLESEX COUNTY, COMMONWEALTH OF MA. AS MORE FULLY DESCRIBED IN BOOK 06118 PAGE 158 ID# 47112811, BEING KNOWN AND DESIGNATED AS LOT 4 OX PASTURE DEFINITIVE SUBDIVISION. PLAN OX BOW DRIVE, DATED AUGUST 4, 1986, ROBERT E. ANDERSON, INC., REGISTERED P.E. AND L.S., RECORDED AS PLAN NO. 64, IN PLAN BOOK 161 AND BEING MORE PARTICULARLY DESCRIBED AS A METES AND BOUNDS PROPERTY. BEING THE SAME FEE SIMPLE PROPERTY CONVEYED BY QUIT CLAIM DEED FROM MICHAEL G. STOKES and MICHELLE A. STOKES TO ANTHONY S. VIBERT and DEBORAH M. VIBERT HUSBAND AND WIFE TENANCY BY ENTIRETY, DATED 09/25/1992 RECORDED ON 09/25/1992 IN BOOK 06118, PAGE 158 IN MIDDLESEX COUNTY RECORDS, COMMONWEALTH OF MA.

For mortgagor's(s') title see deed recorded with Middlesex County (Northern District) Registry of Deeds in Book 6118, Page 158.

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 Five Thousand (\$5,000.00) 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
11167
181163 9/12,19,26/18