

**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 **Barbara McDonough and Michael McDonough to First Horizon Bank, a Tennessee banking corporation, successor by conversion to First Tennessee Bank National Association, a national banking association**, dated August 17, 2004 and recorded with the Norfolk County Registry of Deeds in Book 21505, Page 191 affected by a loan modification dated December 02, 2006 recorded or filed with the Norfolk County Registry of Deeds in Book 24424; Page 322 and by a second loan modification dated January 24, 2017 recorded or filed with the Norfolk County Registry of Deed in Book 34913; Page 109, which First Horizon Bank, a Tennessee banking corporation, successor by conversion to First Tennessee Bank National Association, a national banking association is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction on **January 26, 2021 at 02:00 PM** at **63 Chapel Street, Norwood, Norfolk County, Massachusetts 02062**, all and singular the premises described in said mortgage:

TO WIT:

The following property in Norwood, Norfolk County, Massachusetts:

The land in Norwood, Norfolk County, Massachusetts with the buildings thereon known as and numbered 63 Chapel Street, being a portion of Parcel "A" as shown on a "Plan of Land in Norwood, Mass. Belonging to the Estate of James Berwick, dated May 12, 1917, A.E. Spencer, Civil Engineer and Surveyor, Norwood, Mass. "recorded with Norfolk Deeds as Plan No. 4145, Plan Book 85, Bounded and described as follows:

Southwesterly by Chapel Street, 106.00 feet;

Westerly by land, now or formerly, of Waino Korpela, 100.00 feet;

Northeasterly by land, now or formerly, of Alexander B. Valos and Frank Valos, 102.56 feet; and

Easterly by a Right of Way, shown on said plan, by two lines measuring together 100.48 feet. Containing 10,600 square feet, more or less.

Together with a right-of-way for all purposes over Right of Way as shown on said plan and subject to drainage rights set forth in deed recorded with Norfolk Deeds Book 1471, Page 425.

Being the same property conveyed to Michael McDonough and Barbara McDonough, husband and wife, as tenants by the entirety by FIDUCIARY DEED from Mary Jean McDermott, Executrix of the Estate of Leo T. Whelan as recorded 07/16/2003 in Book 19352 at Page 205 as Document 165399.

Commonly Known As: 63 Chapel St, Norwood, MA 02062-3141

Tax ID: 3/ 6/A 46/A

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 BRAUCHER & AMANN, PLLC, 764 CHESTNUT STREET, MANCHESTER, NH, 03104, 603-486-1530, 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.

**First Horizon Bank, a Tennessee banking corporation, successor by conversion to  
First Tennessee Bank National Association, a national banking association**

Present holder of said mortgage

By its attorneys,

Martha L. Davidson, Esq.

BRAUCHER & AMANN, PLLC

764 CHESTNUT STREET

MANCHESTER, NH 03104

603-486-1530