

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 JOSEPH M. ARSENAULT AND JENNIFER A. ARSENAULT dated June 24, 2005 to First Horizon Home Loan Corporation, covering 8 Anthony Road, Tewksbury, Massachusetts in the original principal amount of \$50,000.00 recorded in the Middlesex County (North) Registry of Deeds in Book 18923, at Page 197 as affected by a Modification of Home Equity Line of Credit Agreement and Mortgage dated July 25, 2012 recorded at Book 26304, Page 1.

Of which mortgage First Horizon Bank, a Tennessee banking corporation, successor by conversion to First Tennessee Bank National Association, a national banking association, successor by merger to First Horizon Home Loan Corporation, a Kansas corporation 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 at ***10:00 A.M. on March 5, 2020 at 8 Anthony Road, Tewksbury, Middlesex County, MA***

all and singular the premises described in said mortgage:

TO WIT:

A CERTAIN PARCEL OF LAND WITH THE BUILDINGS THEREON SITUATED IN TEWKSBURY AND BEING LOT 33 ON PLAN ENTITLED "SECTION II CAPEMART COLONY, TEWKSBURY, MASSACHUSETTS, OWNER A. J. TAMBONE DECEMBER 18, 1964" WHICH PLAN IS RECORDED WITH THE NORTH DISTRICT OF MIDDLESEX REGISTRY OF DEEDS, PLAN BOOK 85, PLAN 153, BOUNDED AND DESCRIBED AS FOLLOWS:

SOUTHERLY:BY ANTHONY ROAD, 100 FEET;
WESTERLY: BY LOT 46 ON SAID PLAN, 100 FEET;
AND EASTERLY: BY LOT 34 ON SAID PLAN, 100 FEET.
CONTAINING 10,000 SQUARE FEET.

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 **TEN THOUSAND (\$10,000.00) 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, 1st Floor, Manchester, NH 03104***, 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, successor by merger to First Horizon Home Loan Corporation, a Kansas corporation

Present holder of said mortgage

By its attorneys,

***Braucher & Amann, PLLC
764 Chestnut Street, 1st Floor
Manchester, NH 03104
(603) 486-1530***