

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 25 South Lenox Street, Worcester, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Scott T. Gerace to Mortgage Electronic Registration Systems, Inc., as Nominee for Mackinac Savings Bank, and now held by The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Holders of the Certificates, First Horizon Mortgage Pass-Through Certificates Series FHAMS 2005-AA5, said mortgage dated April 11, 2005, and recorded at Worcester County (Worcester District) Registry of Deeds in Book 36116, Page 311, as affected by an Assignment of Mortgage dated June 19, 2009, and recorded with said Deeds in Book 44626 at Page 106, as affected by an Assignment of Mortgage dated April 20, 2012, and recorded with said Deeds in Book 48943 at Page 97, 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 February 19, 2020, at 1:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land with the buildings thereon situated in the City of Worcester, County of Worcester, Commonwealth of Massachusetts, located on the northerly side of Chamberlain Parkway and the easterly side of South Lenox Street, bounded and described as follows:

BEGINNING at the intersection of the easterly line of South Lenox Street with the northerly line of Chamberlain Parkway;

THENCE northely by said line of South Lenox Street one hundred twenty-five (125) feet to land now or formerly of Goulding;

THENCE N. 81 degrees 05' E. seventy-one and 73/100ths (71.73) feet to land now or formerly of one Fielding;

THENCE S. 14 degrees 20' W. fifty-two and 97/100ths (52.97) feet to a stake;

THENCE S 55° 30' W thirty seven and 4/10 feet (33.6') to a stake

THENCE S. 8 degrees 55" W. forty-four (44) feet more or less to said Chamberlain Parkway;

THENCE westerly by said Chamberlain Parkway one hundred (100) feet to the point of beginning.

Being the same premises conveyed to the above named mortgagor by deed of Kinaeda Corp., dated February 4, 2002 and recorded in the Worcester District Registry of Deeds in Book 25934, Page 284.

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 February 4, 2002, and recorded in Book 25934 at Page 284 with the Worcester County (Worcester District) Registry of Deeds.

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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