

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 125 Lawrence Street, New Bedford, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Leonce Morency to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for First Horizon Home Loan Corporation, its successors and assigns said mortgage dated November 25, 2005, and recorded in the Bristol County (Southern District) Registry of Deeds, in Book 7892 at Page 143 and now held by The Bank of New York Mellon F/K/A The Bank of New York as Trustee for First Horizon Alternative Mortgage Securities Trust 2005-AA12 by virtue of an assignment from First Horizon Home Loans, a Division of First Tennessee Bank National Association by Nationstar Mortgage LLC its Attorney-in-Fact to 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-AA12, by First Horizon Home Loans, a Division of First Tennessee Bank National Association, Master Servicer, in its Capacity as Agent for the Trustee Under the Pooling and Servicing Agreement dated July 8, 2013 and recorded in the Bristol County (Southern District) Registry of Deeds, in Book 10871 at Page 189, previously assigned by Mortgage Electronic Registration Systems, Inc. to First Horizon Home Loans, a Division of First Tennessee Bank National Association by virtue of an assignment dated May 6, 2009 and recorded in the Bristol County (Southern District) Registry of Deeds, in Book 9368 at Page 299, for breach of the conditions in said mortgage and for the purpose of foreclosing the same, will be sold at **Public Auction on September 18, 2023 at 12:00 PM Local Time** upon the premises, all and singular the premises described in said mortgage, to wit:

**PROPERTY ADDRESS:  
125 LAWRENCE STREET  
NEW BEFORD, MA 02745**

**the land, with any buildings thereon, in New Bedford, Bristol County, Massachusetts, bounded and described as follows:**

**Parcel One:**

**Beginning at a point in the westerly line of Lawrence Street distant southerly therein two hundred seventy (270) feet from the point of intersection of the westerly line of Lawrence Street with the southerly line of Brockton Street;**

**thence Westerly in the southerly line of land now or formerly of Armand Morency, et al, a distance of eighty (80) feet to a point;**

**thence Southerly in the easterly line of land now or formerly of Frank G. Dutra et al a distance of forty-five (45) feet to a point;**

**thence Easterly in the northerly line of land now or formerly of Albert W. Trudelle a distance of eighty and 85/100 (80.85) feet to a point in the westerly line of Lawrence Street;**

**thence Northerly in the westerly line of Lawrence street a distance of forty-five (45) feet to the point of beginning.**

Containing 13.30 square rods.

Parcel Two:

Being lots numbered One Hundred Thirteen (113) and One Hundred Fourteen (114) on plan of Tarkiln Hill Revised made by Benjamin F. Howe, C.E., dated May, 1916, and recorded with the Bristol County (S.D.) Registry of Deeds, Plan Book 14, Page 73, and more fully described as follows:

Beginning at a point in the westerly line of Lawrence Street, which point is 432.54 feet distant northerly from the intersection of the northerly line of Tarkiln Hill Road with the westerly line of said Lawrence Street, as shown on said plan;

thence in a westerly direction bounded southerly by lot 112 on said plan, 80 feet to a point;

thence in a northerly direction bounded westerly by lots 200-199 on said plan 90 feet to a point;

thence in an easterly direction bounded northerly by lot 115 on said plan 80 feet to a point in the westerly line of said Lawrence street;

thence in a southerly direction bounded easterly by said Lawrence Street 90 feet to the point of beginning.

Said lots containing by estimation 7200 square feet of land.

**BEING THE SAME PREMISES CONVEYED TO THIS MORTGAGOR BY DEED OF MARGUERITE H. MORENCY DATED 12/21/00 AND RECORDED IN THE BRISTOL COUNTY S.D. REGISTRY OF DEEDS IN BOOK 4855, PAGE 258.**

The description of the property that appears in the mortgage to be foreclosed shall control in the event of a typographical error in this publication.

For Mortgagors' Title see deed dated December 21, 2000, and recorded in Book 4855 at Page 258 with the Bristol County (Southern 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.

FIVE THOUSAND (\$5,000.00) Dollars of the purchase price must be paid by a 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 sixty (60) days after the date of sale.

Other terms to be announced at the sale.

BENDETT & MCHUGH, PC  
270 Farmington Avenue  
Farmington, CT 06032  
Attorney for The Bank of New York Mellon F/K/A The  
Bank of New York as Trustee for First Horizon  
Alternative Mortgage Securities Trust 2005-AA12  
Present Holder of the Mortgage  
(860) 677-2868