

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 32 Glendale Avenue, Uxbridge, MA 01569

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Gilbert Grenon to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for First Horizon Home Loan Corporation, 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 2004-AA7**, said mortgage dated November 23, 2004 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 35165, Page 312, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as nominee for First Horizon Home Loan Corporation to The Bank of New York Mellon, as Trustee for First Horizon Alternative Mortgage Securities Trust 2004-AA7 by assignment dated March 27, 2015 and recorded with said Registry of Deeds in Book 53521, Page 349; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on March 25, 2024 at 12:00 PM Local Time** upon the premises, all and singular the premises described in said mortgage, to wit:

The land in said Uxbridge, with the buildings thereon, on the easterly side of Glendale Avenue, easterly of the easterly side of North Main Street, which is Lot numbered 69 as shown on a plan of Uxbridge Gardens, made by F. T. Westcott, C.E., dated May 1917 and recorded with Worcester District Registry of Deeds in Plan Book 31, Plan 7, which lot is more particularly bounded and described as follows:

BEGINNING at a point on the easterly line of Glendale Avenue at the southwest corner of the lot herein described;

THENCE easterly 80 feet, more or less, along the line of Lot 70 as shown on said plan to a point at land now of formerly of Providence and Worcester Railroad;

THENCE southerly by said land now or formerly of said Railroad, 40 feet more or less to a point;

THENCE westerly along the line of lot 68 as shown on said plan, 80 feet, more or less, to a point on the easterly line of Glendale Avenue;

THENCE northerly along the easterly line of Glendale Avenue, 40 feet, more or less, to the point of beginning.

Also granting hereby a triangular trace of land adjoining the first described tract and being a portion of Lot No. 70 as shown on said plan, bounded and described as follows:

BEGINNING at a corner of Lot No. 69 aforesaid on the easterly line of Glendale Avenue;

THENCE easterly by the line of Lot No. 69, 80 feet to the railroad,

THENCE westerly by land now or formerly of Ernest A. Lane, 80.15 feet to the line of said street;

THENCE by said street line southerly, 5 feet to the place of beginning.

Together with a right to pass and repass over land of said Lane adjoining the granted premises to and

from said Glendale Avenue to the of said premises.

For title reference see deed from Savers Co-Operative Bank date February 2, 2000 and recorded at Book 22473, Page 367.

The land in said Uxbridge, with the buildings thereon, on the easterly side of Glendale Avenue, easterly of the easterly side of North Main Street, which is Lot numbered 69 as shown on a plan of Uxbridge Gardens, made by F. T. Westcott, C.E., dated May 1917 and recorded with Worcester District Registry of Deeds in Plan Book 31, Plan 7, which lot is more particularly bounded and described as follows:

BEGINNING at a point on the easterly line of Glendale Avenue at the southwest corner of the lot herein described;

THENCE easterly 80 feet, more or less, along the line of Lot 70 as shown on said plan to a point at land now of formerly of Providence and Worcester Railroad;

THENCE southerly by said land now or formerly of said Railroad, 40 feet more or less to a point;

THENCE westerly along the line of lot 68 as shown on said plan, 80 feet, more or less, to a point on the easterly line of Glendale Avenue;

THENCE northerly along the easterly line of Glendale Avenue, 40 feet, more or less, to the point of beginning.

Also granting hereby a triangular trace of land adjoining the first described tract and being a portion of Lot No. 70 as shown on said plan, bounded and described as follows:

BEGINNING at a corner of Lot No. 69 aforesaid on the easterly line of Glendale Avenue;

THENCE easterly by the line of Lot No. 69, 80 feet to the railroad,

THENCE westerly by land now or formerly of Ernest A. Lane, 80.15 feet to the line of said street;

THENCE by said street line southerly, 5 feet to the place of beginning.

Together with a right to pass and repass over land of said Lane adjoining the granted premises to and from said Glendale Avenue to the of said premises.

For title reference see deed from Savers Co-Operative Bank date February 2, 2000 and recorded at Book 22473, Page 367.

Property Address: 32 Glendale Avenue, Uxbridge MA

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 2, 2000 and recorded in the Worcester County (Worcester District) Registry of Deeds in Book 22473, Page 367.

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 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 thirty (30) days after the date of sale.

Other terms to be announced at the sale.

Brock & Scott, PLLC
23 Messenger Street
2nd Floor
Plainville, MA 02762
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 2004-AA7
Present Holder of the Mortgage
(401) 217-8701