

LEGAL NOTICE
MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Brandon K. Klusman and Dennis Breault to Mortgage Electronic Registration Systems, Inc., as mortgagee, acting solely as a nominee for Lenox Financial Mortgage Corporation DBA Weslend Financial, dated August 18, 2016 and recorded in Hampden County Registry of Deeds in Book 21316, Page 517 (the "Mortgage") of which mortgage NewRez LLC d/b/a Shellpoint Mortgage Servicing is the present holder by Assignment from Mortgage Electronic Registration Systems, Inc., as nominee for Lenox Financial Mortgage Corporation DBA Weslend Financial., its successors and assigns to Ditech Financial LLC dated November 14, 2017 and recorded at said Registry of Deeds in Book 21944, Page 446, and Assignment from Ditech Financial LLC to NewRez LLC dated April 28, 2020 and recorded at said Registry of Deeds in Book 23185, Page 130, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 29 Concord Street, Chicopee, MA 01020 will be sold at a Public Auction at 12:00 PM on February 3, 2023, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The land in said Chicopee situated on the easterly side of Concord Street and more particularly bounded and described as follows:

Beginning at an iron pin set in the Easterly side of said Concord Street, which pin is located Two Hundred Fifty-Eight (258.00) feet Southerly from the iron pin marking the intersection of said Easterly side of said Concord Street with the Southerly side of Mary Street; thence South 75° 30' East along land now or formerly of Peter J. Croteau et ux One Hundred Thirty-Five (135.00) feet to a point at other land now or formerly of Peter J. Croteau et ux (being Lot No. 28 as shown on a plan recorded in Hampden County Registry of Deeds in Book 548, Page 602); thence South 16° 07' West along said other land now or formerly of Peter J. Croteau et ux Seventy and Thirty-nine One Hundredths (70.39) feet to a point of land formerly of Alden; thence North 83° 16' 28" West along said land formerly of Alden One Hundred Thirty-Six and Seventy-Eight One Hundredths (136.78) Feet to the Easterly side of Concord Street; thence North 16° 07' East along Concord Street, Eighty-Eight and Ninety One Hundredths (88.90) feet to the iron pin at the point of beginning; containing 10,748 square feet more or less and being further described as Lot B as shown on a Plan entitled "Subdivision of Lots 42-43-44 Chicopee, Mass. Owned by Berneche & Friend, Inc." by Durkee, White, Towne & Chapdelaine, March 9, 1959, and recorded in Hampden County Registry of Deeds.

Being the same premises conveyed to the herein named grantor(s) by deed recorded with the Hampden County Registry of Deeds herewith.

For mortgagor's title see deed recorded with the Hampden County Registry of Deeds in Book 21316, Page 514.

The property will be sold subject to the redemption rights in favor of the Internal Revenue Service by virtue of the tax lien(s) recorded in Hampden County Registry of Deeds in Book 21619, Page 150.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

NewRez LLC d/b/a Shellpoint Mortgage Servicing
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