

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 93-95 Johnson Street, Springfield, MA 01118

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Nikia Brooks to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Prospect Mortgage, LLC, and now held by **Carrington Mortgage Services, LLC**, said mortgage dated December 15, 2010 and recorded in the Hampden County Registry of Deeds in Book 18592, Page 492, said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as nominee for Prospect Mortgage, LLC to Bank of America, N.A. by assignment dated January 2, 2015 and recorded with said Registry of Deeds in Book 20558, Page 277; said mortgage was assigned from Bank of America, N.A. to Carrington Mortgage Services, LLC by assignment dated November 17, 2017 and recorded with said Registry of Deeds in Book 22059, Page 141; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on** April 3, 2024 at 10:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

Certain real estate situated in Springfield, Hampden County, Massachusetts, known and designated as lot #16 (sixteen) as shown on a plan of lots recorded in the Hampden County Registry of Deeds in Book of Plans 2, Page 180, said lot being more particularly bounded and described as follows:

NORTHERLY by Johnson Street, fifty-two and 5/100 (52.5) feet;

WESTERLY by lot #15 (fifteen) on said plan, one hundred eleven and 53/100 (111.53) feet;

SOUTHERLY by Lots #5 (five) and #6 (six) on said plan, fifty-two and 55/100 (52.55) feet;

EASTERLY by Lot#17 (seventeen) on said plan, one hundred thirteen and 72/100 (113.72) feet.

SUBJECT TO easements and restrictions of record, if any.

BEING the same premise conveyed to Mortgagor herein by deed of Sorin Khiev and recorded in the Hampden County Registry of Deeds immediately prior herewith.

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 December 14, 2010 and recorded in the Hampden County Registry of Deeds in Book 18592, Page 490.

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 Carrington Mortgage Services, LLC
Present Holder of the Mortgage
(401) 217-8701