

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 561 Granby Road, Chicopee, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Mark Rosansky and Diane Marie Rosansky to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Nations Lending Corporation its successors and assigns and now held by Lakeview Loan Servicing, LLC, said mortgage dated July 7, 2022, and recorded in the Hampden County Registry of Deeds in Book 24629, Page 516, as affected by an Assignment of Mortgage dated May 11, 2023, and recorded with said Deeds in Book 25002, Page 468, 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 May 23, 2024 at 10:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land in said Chicopee bounded and described as follows: Beginning at an iron pin at the intersection of the Easterly line of Granby Road with the Northerly line of Edgewood Avenue and running thence Northerly along said Easterly line of Granby Road, one hundred thirty-one and 36/100 (131.36') feet to an iron pin at an angle in said Granby Road; thence continuing Northerly in a line making an interior angle of 167° 44' with the last course, along said Easterly line of Granby Road, twenty-nine and 10/100 (29.10') feet to an iron pin; thence Easterly in a line making an interior angle of 100° 38' 30" with the last course, along land supposed to be of one Kowal, one-hundred and 18/100 (100.18') feet to an iron pin; thence Southerly in a line making an interior angle of 89° 21' with the last course, along other land of the grantors herein, one hundred sixty and 92/100 (160.92') feet to an iron pin in the Northerly line of Edgewood Avenue; and thence Westerly along said Northerly line of Edgewood Avenue, one hundred (100') feet to the point of beginning, all as shown on "Plan of Land Sold by John J. & Marguerite P. Krzeminski to Elwin J. Jock, Granby Road, Chicopee, Mass." Dated March 1959, to be recorded in Hampden County Registry of Deeds 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 July 7, 2022, and recorded in Book 24629, Page 514 with the Hampden County 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 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 by a 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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Present Holder of the Mortgage
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