

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 3 Townview Circle, East Longmeadow, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Cynthia A Raschilla to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Reverse Mortgage Funding LLC its successors and assigns and now held by Carrington Mortgage Services LLC, said mortgage dated February 23, 2017, and recorded in the Hampden County Registry of Deeds in Book 21581, Page 422, as affected by an Assignment of Mortgage dated September 27, 2023, and recorded with said Deeds in Book 25172, Page 529, 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 22, 2024 at 10:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

Certain real estate known and designated as Parcel 6-C as shown on a plan entitled "Revised Plan of Lots 6-A and 71, Town View Circle, East Longmeadow, Massachusetts, owners ABC Developers", prepared, by Smith Associates Surveyors, Inc., dated January 25, 1987, recorded in the Hampden County Registry of Deeds in Book of Plans 263, Page 87, more particularly bounded and described as follows: Beginning at a point in the northerly line of Town View Circle, said point being the southwest corner Of Lot #7-A as shown on said plan and running thence N. 05 59' 58" W. along said Lot #7-A, a distance of 40.00 feet; thence S. 84 00' 02" W. along said Lot #7-A, a distance of 3.50 feet; thence N. 05 59' 58" W along said Lot #7-A, a distance of 125.00 feet; thence N. 84 00' 02" E along Parcel B, as shown on said plan, a distance of 102.50 Feet; thence S. 05 59 5.8" E along Parcel A, as shown on said plan, a distance of 122.29 feet; thence N. 84 00' 02" E. along Parcel A, as shown on said plan, a distance of 18.65 feet; thence along, a curve in Pecousic Drive with a radius 25.00 feet an arc distance of 58.95 feet; thence S. 84 00' 02" W along Town View Circle, as shown on said plan, a distance of 100.00 feet to the point of beginning. Containing 17,709 square feet.

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 23, 2017, and recorded in Book 21581, Page 418 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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