

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 187 Phoenix Terrace, Springfield, MA 01104

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Roberto R. Gomez to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Mortgage Network, Inc., and now held by **Carrington Mortgage Services, LLC**, said mortgage dated June 24, 2009 and recorded in the Hampden County Registry of Deeds in Book 17864, Page 575, as affected by a Loan Modification dated June 25, 2013 and recorded in the Hampden County Registry of Deeds in Book 19915, Page 545; as affected by a Loan Modification dated May 15, 2019 and recorded in the Hampden County Registry of Deeds in Book 22688, Page 40; as affected by a Loan Modification dated May 20, 2021 and recorded in the Hampden County Registry of Deeds in Book 24543, Page 506; said mortgage was assigned from Mortgage Electronic Registration Systems, Inc. to Bank of America, N.A. by assignment dated August 1, 2012 and recorded with said Registry of Deeds in Book 19380, Page 197; said mortgage was assigned from Bank of America, N.A. to Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust C by assignment dated May 17, 2017 and recorded with said Registry of Deeds in Book 21991, Page 344; said mortgage was assigned from Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust C to Carrington Mortgage Services, LLC by assignment dated December 11, 2017 and recorded with said Registry of Deeds in Book 22073, Page 429; said mortgage was assigned from Carrington Mortgage Services, LLC to BankUnited, N.A. by assignment dated March 18, 2020 and recorded with said Registry of Deeds in Book 23153, Page 319; said mortgage was assigned from BankUnited, N.A. to Carrington Mortgage Services, LLC by assignment dated May 22, 2023 and recorded with said Registry of Deeds in Book 25023, Page 129; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on** April 17, 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 said Springfield on the southerly side of Phoenix Terrace, and known and designated as Lot # 165 (One Hundred Sixty-five) on a Plan of Lots known as the Camp Grounds, recorded in Hampden County Registry of Deeds, Book of Plans A, Page 117, said lot being more particularly bounded and described as follows:

NORTHERLY by said Phoenix Terrace, Fifty (50) feet;

EASTERLY by, lot # 166 (One Hundred Sixty-six) on said plan One Hundred (100) feet;

SOUTHERLY by Lot # 170 (One Hundred Seventy) on said plan, Fifty (50) feet;

WESTERLY by Lot #164 (One Hundred Sixty-four) on said plan, One Hundred (100) 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 June 23, 2008 and recorded in the Hampden County Registry of Deeds in Book 17360, Page 231.

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.

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Present Holder of the Mortgage
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