

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 118 Moore Street, Agawam, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by William M Cavanaugh, Jr. to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Academy Mortgage Corporation its successors and assigns and now held by Lakeview Loan Servicing, LLC, said mortgage dated June 24, 2021, and recorded in the Hampden County Registry of Deeds in Book 23958, Page 505, as affected by an Assignment of Mortgage dated November 15, 2023, and recorded with said Deeds in Book 25227, Page 166, 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 30, 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 Agawam, being known and designated as Lots #1 (one) and #2 (two) as shown on a Plan of Lots of Scherpa Brothers, which plan is recorded in Hampden County Registry of Deeds in Book of Plans U, Page 52; said lots being more particularly bounded and described in one parcel as follows:

Beginning at a stone bound in the southwesterly line of Moore Street at land now or formerly of Paul Montagna and running thence

SOUTHEASTERLY along said Moore Street, one hundred and 94/1000 (100.94) feet to Ellington Street as shown on said plan; thence

SOUTHWESTERLY along said Ellington Street, one hundred eight and 43/100 (108.43) feet to Lot #3 (three) on said plan; thence

NORTHWESTERLY along said Lot #3 (three) one hundred (100) feet to land of said Montagna; and thence

NORTHEASTERLY along last named land, one hundred five and 45/100 (105.45) feet to the stone bound at the place of beginning.

BEING the same premises conveyed to the mortgagors herein by deed of Joseph R. Macchi and Victoria M. Macchi, to be recorded in Hampden County, Registry of Deeds immediately prior hereto.

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 24, 2021, and recorded in Book 23958, Page 503 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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