

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 858-860 Belmont Avenue, Springfield, MA 01108

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Nicholas G Axton to Mortgage Electronic Registration Systems, Inc., as Mortgagee, as nominee for Inland Bank and Trust, and now held by **PennyMac Loan Services, LLC**, said mortgage dated November 26, 2018 and recorded in the Hampden County Registry of Deeds in Book 22458, Page 425, as affected by a Loan Modification dated July 13, 2022 and recorded in the Hampden County Registry of Deeds in Book 24743, Page 15; said mortgage was assigned from Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Inland Bank and Trust to PennyMac Loan Services, LLC by assignment dated December 7, 2020 and recorded with said Registry of Deeds in Book 23577, Page 432; for breach of the conditions in said mortgage and for the purpose of foreclosing the same will be sold at **Public Auction on** May 13, 2024 at 10:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

the land in Springfield, Hampden County, Massachusetts, being the northeasterly portion of Lot #27 (twenty-seven) as shown on a plan of Fountainside Property recorded in Hampden County Registry of Deeds in book of Plans 2, Page 27, said portion of said lot being more particularly bounded and described as follows:

NORTHEASTERLY by Belmont Avenue, fifty-five (55) feet;

SOUTHEASTELRY by Lot #26 (twenty-six) as shown on said plan, one hundred five (105) feet;

SOUTHWESTERLY by land conveyed by Pearl Bates et al ., Trustees, to Anna G.M. Radasch by deed dated April 14, 1919, recorded in said Registry of Deeds in Book 1030, Page 499, fifty five (55) feet; and

NORTHWESTERLY by Lot #28 (twenty-eight) as shown on said plan, one hundred five (105) feet.

Subject to restrictions of record, if any, if in force and applicable.

Subject to a widening of Belmont Avenue by the City of Springfield under instrument dated June 20, 1899, recorded in said Registry of Deeds in Book 631, Page 387.

Being all in the same as recorded 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 November 26, 2018 and recorded in the Hampden County Registry of Deeds in Book 22458, Page 422.

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
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Present Holder of the Mortgage
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