

LEGAL NOTICE
MORTGAGEE'S SALE OF REAL ESTATE

By virtue of and in execution of the Power of Sale contained in a certain mortgage given by Richard Scott, Sr. to Mortgage Electronic Registration Systems, Inc., as mortgagee, as nominee for Plaza Home Mortgage Inc., its successors and assigns, dated July 20, 2017 and registered at Hampden County Registry District of the Land Court as Document No. 211366 and noted on Certificate of Title No. 37448 (the "Mortgage") of which mortgage Nationstar Mortgage LLC d/b/a Mr. Cooper is the present holder by Assignment from Mortgage Electronic Registration Systems, Inc., as nominee for Plaza Home Mortgage, Inc. to Plaza Home Mortgage, Inc. dated December 27, 2018 and registered as Document No. 216915 and noted on Certificate of Title No. 37448, and Assignment from Plaza Home Mortgage, Inc. to Nationstar Mortgage LLC d/b/a Mr. Cooper dated November 5, 2018 and registered as Document No. 216916 and noted on Certificate of Title No. 37448, for breach of conditions of said mortgage and for the purpose of foreclosing the same, the mortgaged premises located at 1038 Sumner Avenue, Springfield, MA 01118 will be sold at a Public Auction at 12:00 PM on July 23, 2024, at the mortgaged premises, more particularly described below, all and singular the premises described in said mortgage, to wit:

The following real property situate in the County of Hampden and State of Massachusetts, described as follows:

Certain Parcel of land situate in Springfield, Hampden County and Commonwealth of Massachusetts, bounded and described as follows:

SOUTHERLY by Sumner Avenue, sixty-five and 78/100 (65.78) feet;

EASTERLY by Eddywood Avenue, one hundred thirty-two and 56/100 (132.56) feet;

NORTHERLY by Lot 293 as shown on plan hereinafter mentioned, sixty-five (65) feet; and

WESTERLY by Lot 295 as shown on said plan, one hundred forty-two and 64/100 (142.64) feet.

Said land is shown as Lot 294 on hereinafter mentioned plan.

All of said boundaries are determined by the Land Court to be located as shown on a plan numbered 3158-B, drawn by Merrill & Sears, Civil Engineers, dated October 1910, as approved by the said Court, filed in the Land Registration Office, a copy of a portion of which is filed with Certificate of Title No. 72.

For title see deed recorded with the Hampden County Registry of Deeds herewith, CTF 37448.

For mortgagor's title see deed registered at Hampden County Registry District of the Land Court as Document Number 211365 and Noted on Certificate of Title Number 37448.

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and liens, and subject to prior liens or other enforceable encumbrances of record

entitled to precedence over this mortgage, and subject to and with the benefit of all easements, restrictions, reservations and conditions of record and subject to all tenancies and/or rights of parties in possession.

Terms of the Sale: Cashier's or certified check in the sum of \$5,000.00 as a deposit must be shown at the time and place of the sale in order to qualify as a bidder (the mortgage holder and its designee(s) are exempt from this requirement); high bidder to sign written Memorandum of Sale upon acceptance of bid; balance of purchase price payable by certified check in thirty (30) days from the date of the sale at the offices of mortgagee's attorney, Korde & Associates, P.C., 900 Chelmsford Street, Suite 3102, Lowell, MA or such other time as may be designated by mortgagee. The description for the premises contained in said mortgage shall control in the event of a typographical error in this publication.

Other terms to be announced at the sale.

Nationstar Mortgage LLC d/b/a Mr. Cooper
Korde & Associates, P.C.
900 Chelmsford Street
Suite 3102
Lowell, MA 01851
(978) 256-1500
Scott, Sr., Richard, 19-034437