

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 139 Darling Street, Springfield, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Hector G Arzuaga Santiago to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for Movement Mortgage, LLC its successors and assigns and now held by Movement Mortgage, LLC, said mortgage dated July 24, 2020, and recorded in the Hampden County Registry of Deeds in Book 23328, Page 519, as affected by an Assignment of Mortgage dated April 19, 2023, and recorded with said Deeds in Book 24977, Page 277, 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 July 25, 2024 at 01:00 PM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

The land in Springfield, Hampden County, Massachusetts, being bounded and described as follows: Certain real estate situated in said Springfield known and designated as Lot No. thirty-three (33) as shown on a plan entitled "Long Pond Heights" recorded in Hampden County Registry of Deeds in Book of Plans T, Page 29. Said lot being more particularly bounded and described as follows: Westerly by Darling Street, fifty (50) feet; Northerly by Lot No. thirty-four (34) as shown on said plan, one hundred (100) feet; Easterly by Lot No. forty-three (43) as shown on said plan, fifty (50) feet; and Southerly by Lot No. thirty-two (32) as shown on said plan, one hundred (100) feet. Subject to easements rights of Western Massachusetts Electric Company et al, under instrument dated April 5, 1954, and recorded in Hampden County Registry of Deeds in Book 2308, Page 367. Subject to Order of Taking for water main in Darling Street by the City of Springfield as set forth under instrument dated April 2, 1968 and recorded as aforesaid in Book 3329, Page 46. Subject to Layout of Darling Street by the City of Springfield as set forth under instrument dated September 4, 1969 and recorded as aforesaid in Book 3453 Page 9.

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 18, 2020, and recorded in Book 23328, Page 517 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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