

## NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 35 Melvin Avenue, East Longmeadow, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Katlyn Brodeur and Bruce Detata to Mortgage Electronic Registration Systems, Inc. ("MERS"), as mortgagee, as nominee for American Financial Network, Inc its successors and assigns and now held by Nationstar Mortgage LLC, said mortgage dated November 8, 2019, and recorded in the Hampden County Registry of Deeds in Book 22945, Page 77, as affected by an Assignment of Mortgage dated April 1, 2024, and recorded in the Hampden County Registry of Deeds in Book 25376, Page 179, 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 March 24, 2026 at 11:00 AM Local Time upon the premises, all and singular the premises described in said mortgage, to wit:

### PARCEL I

The land with the buildings thereon situated in East Longmeadow, in the County of Hampden and Commonwealth of Massachusetts, on the Easterly line of Moreland Street, and running thence; SOUTHERLY along said line, one hundred (100) feet to a point; thence EASTERLY at right angles along the Northerly line of Melvin Avenue, so called, sixty-five (65) feet; thence NORTHERLY at right angles in a line parallel with the said Easterly line of Moreland Street; seventy (70) feet; thence WESTERLY at right angles in a line parallel with the said Northerly line of Melvin Avenue, so called, fifteen (15) feet to a point; thence NORTHERLY in a line parallel with the said Easterly line of Moreland Street, thirty (30) feet; thence WESTERLY at right angles, fifty (50) feet to the place of beginning.

### PARCEL II

About 19,258 square feet of land located on the southerly side of Melvin Avenue, being lots numbered 627 to 631 inclusive on plan of lots known as East Longmeadow Villa Sites No. 4, recorded in the Hampden County Registry of Deeds, File 239. Being part of the same property formerly owned by Arthur Letendre and conveyed to the Town of East Longmeadow as part of Parcel #19 of Treasurer's Deed, dated July 21, 1954 and recorded in the Hampden County Registry of Deeds, Book 2326, Page 216.

Subject to the restriction that no house or other principal building shall be erected on any of said lots unless the whole parcel of land to which said building will be appurtenant shall be described on a plan recorded in the Hampden County Registry of Deeds bearing Planning Board endorsement showing such parcel to be composed of sufficient land to meet the requirements for total area frontage for new lots under the zoning laws of East Longmeadow.

Subject to Easement Deed by Court Order to Sprint Communications Company, L.P. dated April 8, 2015 and recorded in the Hampden County Registry of Deeds in Book 20965, Page 439.

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 8, 2019, and recorded in the Hampden County Registry of Deeds in Book 22945, Page 74.

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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