

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by 125 Yale LLC to Lima One Capital, LLC dated February 18, 2020 and recorded with the Hampden County Registry of Deeds in Book 23091, Page 201, of which mortgage **Lima One Capital, LLC** is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing, the same will be sold at Public Auction at **2:00 PM on April 16, 2021 at 125 Yale Street, Springfield, Hampden County, Massachusetts**, all and singular the premises described in said mortgage:

TO WIT:

Certain real estate situated in Springfield, Hampden County, Massachusetts, bounded and described as follows:

Beginning on the east side of Yale Street at the Northwesterly corner of land now or formerly of one Bradley and running thence Easterly on said Bradley's land One Hundred (100) feet; thence Northerly parallel with Yale Street, fifty (50) feet; thence Westerly parallel with the northerly line of said Bradley's land, One Hundred (100) feet to the Street; thence Southerly on said Yale Street, Fifty (50) feet to the point beginning.

Being the same premises conveyed to 125 Yale LLC by deed dated November 14, 2019 and recorded with the Hampden County Registry of Deeds at Book 22984, Page 397.

These premises will be sold and conveyed subject to and with the benefit of all rights, rights of way, restrictions, easements, covenants, liens or claims in the nature of liens, improvements, public assessments, any and all unpaid taxes, tax titles, tax liens, water and sewer liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said mortgage, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of **FIVE THOUSAND (\$5,000.00) DOLLARS** by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Braucher & Amann, 764 Chestnut Street, Manchester, New Hampshire, 03104, Tel (603) 486-1530, within thirty (30) days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

Other terms, if any, to be announced at the sale.

Lima One Capital, LLC

Present holder of said mortgage.

By its attorneys,

Martha L. Davidson

Braucher & Amann,

764 Chestnut Street,

Manchester, New Hampshire, 03104

Tel (603) 486-1530