

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 **GEECAA Investments, LLC** to **Residential Capital Partners Secured Loan Fund XVI, LLC** dated **January 13, 2025** and recorded with the **Hampden County Registry of Deeds at Book 25725, Page 560**, of which mortgage 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 **10:00 A.M. on January 14, 2026** at **32-34 Marsden St. Springfield, MA 01129** all and singular the premises described in said mortgage:

TO WIT:

PARCEL I

The land in said Springfield with buildings thereon and contents therein, being numbered 32 Marsden Street, and being Lot 136 on a Plan of Lots of Merritt Grove recorded in Hampden County Registry of Deeds in Plan Book 3, Page 100 and also a Supplementary Plan recorded in Plan Book 4, Page 26 in said Registry, and more particularly described as follows:

Bounded

Easterly by Marsden Street fifty (50) feet;

Northerly by Lot 135 as shown on said Plan one hundred and 57/100 (100.57) feet;

Westerly by land now or formerly owned by Trustees of Merritt Grove Realty Trust, being a one (1) foot reserved strip as shown on said Plan, fifty (50) feet;

Southerly by Lot 137 as shown on said plan, one hundred and 5/10 (100.5) feet.

PARCEL II

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

Beginning at a point in the westerly line of Marsden Street, at the northeasterly corner of Lot No. 136 (One hundred thirty-six) which is now owned by the grantor and is shown on a Plan of Merritt Grove, recorded in Hampden County Registry of Deeds, Book of Plans 3, Page 100, and running thence

Westerly along the northerly boundary line of said Lot No. 136 for a distance of One hundred and 57/100 (100.57') feet to a point; thence

Northerly along the westerly boundary line of Lot No. 135 (One hundred thirty-five), as shown on said plan, a distance of Twenty-five and no/100 (25.0') feet; thence

Easterly to the northerly line of said Marsden Street by a line running parallel to and equidistant from the said northerly line of said Lot No. 136; and thence southerly by said Marsden Street a distance of Twenty-five and no/100 (25.0') feet to the beginning.

Meaning, hereby, to convey the southerly half of said Lot No. 135 (One hundred thirty-five). Said Lot No. 135 (One hundred thirty-five) was conveyed by a deed of William J. Kelley, dated May 7, 1920 and recorded in the Registry of Deeds for Hampden County in Book 1078, Page 128.

SUBJECT TO restrictions of record, if any, and insofar as they are valid, subsisting and enforceable.

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 *TEN THOUSAND (\$10,000.00) 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 & Associates, PLLC, 764 Chestnut St., Manchester, NH 03104, 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.

Residential Capital Partners Secured Loan Fund XVI, LLC

Present holder of said mortgage
By its attorneys,
Braucher & Associates, PLLC
764 Chestnut Street
Manchester, NH 03104
603-486-1530