

## MORTGAGEE'S SALE OF REAL ESTATE.

By virtue and in execution of the Power of Sale contained in a certain mortgage given by JUAN ERNESTO SAVALA to the JAMES S. HWANG dated February 3, 2010 and recorded in the Hampden County Registry of Deeds on February 5, 2010 at Book 18178, Page 340, covering 229 Quincy Street, Springfield, Massachusetts, of which mortgage the undersigned 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 11:00 o'clock, AM. on the 8th Day of September, 2025, 229 Quincy Street, Springfield, Hampden County Massachusetts, all and singular the premises described in said mortgage,

To wit:

A certain parcel of land situated in Springfield, Hampden County, Massachusetts as more particularly bounded and described as follows:

NORTHERLY: by Quincy Street about Forty-Nine (49) Feet;

EASTERLY: by land, now or formerly of Charles S. Allen, about One Hundred and Seventy- Six (176) feet;

SOUTHERLY: by land, now of formerly of George A. Flagg, about Fifty (50) Feet;

WESTERLY: and by land, now or formerly of Mary E. Johnson, about One Hundred Seventy-

Two and 50/100 (172.50) feet.

NORTHERLY: by Lot#454 (four hundred fifty-four) as shown on said plan, ninety (90) feet.

SUBJECT TO ALL RESTRICTIONS OF RECORD

THE PREMISES COMMONLY KNOWN AS 229 QUINCY STREET, SPRINGFIELD, MASSACHUSETTS

The premises will be sold subject to any and all unpaid taxes and other municipal assessments and subject to other enforceable encumbrances of record entitled precedence over this mortgage, and subject to all and with the benefits of all easements, restrictions and conditions of record and subject to all tenancies and/or rights of parties in possession

Terms of sale: TEN THOUSAND DOLLARS and 00/100 payable in cash, bank check or other certified funds, or attorney IOLTA account check payable immediately upon the end of the auction, balance paid within 30 days.

Other terms to be announced at the sale

James Hwang

Present holder of said mortgage

by his attorney



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