

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Ida J. Canty to Wells Fargo Bank, N.A., dated November 17, 2006 and recorded at Hampden County Registry of Deeds on November 22, 2006, in Book No. 16344, at Page 507, assigned to Nationstar Mortgage LLC d/b/a Champion Mortgage Company by Assignment of Mortgage dated October 18, 2017 and recorded with said Deeds on October 18, 2017 in Book No. 21906, at Page 33, and assigned to Secretary of Housing and Urban Development by Assignment of Mortgage dated December 19, 2017 and recorded with said Deeds on December 26, 2017 in Book No. 22002, at Page 253, and assigned to Windstream Capital LLC by Assignment of Mortgage dated March 16, 2026 and recorded with said Deeds on March 17, 2026 in Book No. 26255, at Page 193, of which mortgage the undersigned is the present holder Windstream Capital LLC, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 10:00 AM, on October 8, 2026 on the mortgaged premises being known as 12 Lawton Street, Springfield, MA, being all and singular the premises described in said mortgage to wit:

The land in Springfield, Hampden County, Massachusetts, bounded and described as follows: Beginning at an iron pin in the Northerly line of Lawton Street, which said pin is located distant Southwesterly measured by the Northerly line of said Lawton Street, fourteen (14) feet from the Southwesterly corder of Lot 11-A as shown on a plan of Stellar Park as recorded in Hampden County Registry of Deeds in Book of Plans 3, Page 56; and running thence

SOUTHWESTERLY by the Northerly line of said Lawton Street, sixty-four (64) feet to an iron pin; thence NORTHWESTERLY one hundred ten (110) feet to an iron pin at land of owner unknown, said pin being distant Northwesterly measured by the Northerly line of Lot 10-B on the aforementioned plan, twenty-seven and 15/100 (27.15) feet from the Northwest Corner of Lot 10-C on said plan; thence

EASTERLY sixty-four (64) feet, more or less, to an iron pin at the Northwesterly corner of land conveyed by Charles E. Diller et al to Joseph A. Ziemba, Jr. et al by deed dated October 24, 1955 and recorded in said Registry of Deeds in Book 2425, Page 563; thence

SOUTHEASTERLY by a line parallel to the Southwesterly lie of Lot 11-A as shown on said plan and distant fourteen

(14) feet therefrom, one hundred two feet, more or less, to the point of beginning.

INCLUDING the Southwesterly thirty-six (36) feet of Lot 10-C as shown on said plan and the Northeasterly twenty-eight (28) feet of Lot 10-B as shown on said plan.

SUBJECT to easement rights to Western Massachusetts Electric Company under instrument dated December 15, 1948 and recorded as aforesaid in Book 1973, Page 593.

SUBJECT to taking by City of Springfield for layout of Lawton Street as a public way including slope rights dated April 1, 1968 and recorded as aforesaid in Book 3334, Page 194.

SUBJECT to easement rights to City of Springfield dated April 20, 1965 and recorded as aforesaid in Book 3111, Page 504.

SUBJECT to all other easements, rights of way, and other restrictions of record if they are in force and applicable.

The Mortgagor expressly reserves her rights of homestead and does not wish to terminate said homestead by granting within conveyance her waiver of such homestead in the within mortgage.

Being the same premises as conveyed to the mortgagor by deed of Thomas L. Canty, dated November 13, 1995, recorded at Hampden County Registry of Deeds in Book No. 9305, at Page 312.

TERMS OF SALE:

A deposit of \$7,500.00 DOLLARS shall be required to be made to the mortgagee in cash, by certified or by cashier's check at the time and place of the sale as a deposit. The successful bidder will be required to execute an Auction Sale Agreement immediately after the close of the bidding. The balance of the purchase price shall be paid in cash, by certified check, by cashier's check, or other check satisfactory to Mortgagee's attorney within thirty (30) days thereafter at the offices of BARSH AND COHEN, P.C., Attorneys for the Mortgagee, 500 Turnpike Street Suite 201, Canton, MA 02021, in exchange for which and at such time and place, the deed shall be delivered to the purchaser for recording.

The Mortgagee reserves the right to amend the foregoing terms of sale by written or oral announcement made before the auction sale, during the sale thereof or at the commencement of or during any postponed sale, the right to bid at the sale, to reject any and all bids, and to postpone the sale up until the time the property is declared sold by the auctioneer.

The description of the premises contained in said mortgage shall control in the event of an error in the Notice of Mortgagee's Sale or its publication.

OTHER TERMS TO BE ANNOUNCED AT THE TIME AND PLACE OF THE SALE.

Dated: August 31, 2026

(signed:) Windstream Capital LLC
Present Holder of said Mortgage
By its Attorneys,
Barsh and Cohen, P.C.

Neil S. Cohen, Esquire
Attorney for the Mortgagee
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