

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE
221 Bel Air Drive, Longmeadow, Hampden County, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage from Allen G. Zippin and Barbara Zippin to Hampden Bank dated March 29, 2007 and recorded with the Hampden County Registry of Deeds at Book 16600, Page 416, assigned to Simple Times LLC by assignment of mortgage dated June 27, 2011 and recorded with Hampden County Registry of Deeds at Book 18847, Page 94 and as amended by Amended and Restated Mortgage given by Allen G. Zippin and Barbara Zippin to Simple Times LLC dated June 27, 2011 and recorded with the Hampden County Registry of Deeds at Book 18847, Page 95, of which 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 A.M. on October 15, 2025 on the mortgaged premises located at 221 Bel Air Drive, Longmeadow, Hampden County, Massachusetts, all and singular the premises described in said mortgage,

TO WIT:

The land in Longmeadow, Hampden County, Massachusetts, being known and designated as Lot#21 (twenty-one) as shown on a plan of Bel-Air Acres recorded in the Hampden County Registry of Deed in Book of Plans 74, Pages 120 and 121, said lot being more particularly bounded and described as follows:

WESTERLY	by Bel-Air Drive, one hundred twenty (120) feet;
NORTHERLY	by Lot #22 (twenty-two) as shown on said plan, one hundred thirty-seven and 50/100 (137.50) feet;
EASTERLY	by land now or formerly of Lionel A. Pratte, one hundred twenty (120) feet; and
SOUTHERLY	by Lot #20 (twenty) as shown on said plan, one hundred thirty-seven and 50/100 (137.50) feet.

Being the same premises conveyed to the Grantors herein by deed of Hyman Weiner and Hope W. Weiner dated May 1, 1975, and recorded in the Hampden County Registry of Deeds in Book 4125, Page 75.

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, leases, tenancies and occupancies, 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, leases, tenancies and occupancies 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 the office of Bruce E. Linsky, Attorney at Law, 1383 Washington Street, Newton, MA 02465, 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.

In the event the purchaser at the foreclosure sale defaults in purchasing the above described premises according to the terms of this Notice of Sale and/or the Memorandum of Sale executed at the time of the foreclosure, the Mortgagee reserves the right to sell the property by Foreclosure Deed to the second highest bidder, provided that the second highest bidder deposits with the Mortgagee's attorney, Bruce E. Linsky, Attorney at Law, the amount of the required deposit as set forth herein within three (3) business days after written notice of default of the previous highest bidder and title shall be conveyed to said second highest bidder within twenty (20) days of said written notice.

The Mortgagee reserves the right to postpone this sale to a later date by public proclamation at the time and place appointed for the sale and to further postpone any adjourned sale date by public proclamation at the time and place appointed for any adjourned sale.

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

Simple Times LLC
Present holder of said mortgage

By its Attorneys,
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