

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

419 Taylor Street, Springfield, MA, 01105

By virtue and in execution of the Power of Sale contained in a certain Commercial Mortgage, Security Agreement and Assignment of Leases and Rents from Michael Dailey to Velocity Commercial Capital, LLC dated October 20, 2022, and recorded with the Hampden County Registry of Deeds on October 20, 2022 in Book 24772 at Page 404, which Mortgage was assigned to U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-1, by virtue of an Assignment of Commercial Mortgage, Security Agreement and Assignment of Leases and Rents dated February 14, 2023, and recorded on February 15, 2023 in Book 24909 at Page 13 of the Hampden County Registry of Deeds, 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 a.m. on February 13, 2024, at 419 Taylor Street, Springfield, MA 01105, all and singular the premises described in said Mortgage, to wit:

The land, with all buildings and improvements thereon, located at 419 Taylor Street, Springfield, Massachusetts and being the property more fully described as follows:

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

Beginning on the Southerly line of Taylor Street, formerly known as Summer Street, at a point Two hundred (200) feet Easterly by said street from the Easterly line of Kibbe Avenue, and running thence SOUTHERLY on land now or formerly of one Doyle, at right angles with Taylor Street, One hundred forty and 17/100 (140.17) feet to land of one Sackett; thence EASTERLY by said Sackett's land Fifty and 12/100 (50.12) feet to land now or formerly of one Winters; thence NORTHERLY on said land now or formerly of Winters at right angles with Taylor Street One hundred forty-two and 88/100 (142.88) feet to Taylor Street; thence WESTERLY by said Taylor Street Fifty (50) feet to the point of beginning.

Being the same premises conveyed to Michael Dailey by a deed recorded in Book 24772 at Page 401.

TERMS OF SALE

A deposit of TEN THOUSAND DOLLARS AND 00 CENTS (\$10,000.00) by certified check or bank check will be required to be delivered by the purchaser at the time and place of sale. The balance of the purchase price is to be paid by certified or bank check at the offices of Updike, Kelly & Spellacy, P.C., 225 Asylum Street, 20th Floor, Hartford, CT 06103 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.

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

U.S. Bank Trust Company, National Association, as Trustee for Velocity Commercial Capital Loan Trust 2023-1, present holder of said mortgage; By its Attorneys: Updike, Kelly & Spellacy, P.C., 225 Asylum Street, 20th Floor, Hartford, CT 06103; Attn: James R. Byrne, Esq., Tel. 860-548-2683