

NOTICE OF SALE

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

Premises: 1045 -1047 Worcester Street, Springfield, MA 01151

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Alycar Investments, LLC to Commercial Lender LLC, dated May 15, 2023, and recorded with the Hampden County Registry of Deeds in Book 25005 at Page 90, as affected by an assignment of mortgage from Commercial Lender LLC to U.S. Bank National Association, as Trustee of Grove Funding II Trust, dated February 7, 2024, and recorded with said Registry in Book 25314 at Page 390, of which mortgage the undersigned is the present holder by assignment, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold by Public Auction at 11:00 o'clock A.M. on the 24th day of February, 2025 at the mortgaged premises located at 1045 -1047 Worcester Street, Springfield, MA 01151, Hampden County, Massachusetts, all and singular the premises described in said mortgage,

To wit:

The Land referred to herein below is situated in the County of Hampden, Commonwealth of Massachusetts, and is described as follows: The land with the buildings thereon situated on the Southerly side of Worcester Street in Indian Orchard, bounded and described as follows: Beginning at an iron rod in the Southerly line of Worcester Street distant Westerly measuring along said Southerly line of Worcester Street Three Hundred (300) feet from a stone bound at the intersection of the Southerly line of Worcester Street with the Westerly line of Chestnut Street, and running thence Southerly in a line at right angles along land now or formerly of Cleophas J. Blais, et ux, One Hundred Sixty-Eight and 50/100 (168.50) feet to an iron rod at land now or formerly of the Indian Orchard Company; thence Westerly along last named land One Hundred (100) feet to an iron rod at land now or formerly of James J. Wallace, et ux; thence Northerly along last named land One Hundred Sixty-Eight and 58/100 (168.58) feet to an iron rod in the Southerly line of Worcester Street the last course being at right angles to said Worcester Steet, and thence Easterly along the Southerly line of said Worcester Street, One Hundred (100) feet to the place of beginning.

The Southerly twenty (20) feet of the above described premises as shown on a plan of Indian Orchard Company is an alley-way Twenty (20) feet in width, extending Westerly from Chestnut Street to Holly Street, and this conveyance is made subject to the rights of other persons to use said alley-way if any such rights exist. Subject to encumbrances of record.

For Mortgagor's title, see deed dated April 28, 2022, and recorded in Book 24543, at Page 283 in the Hampden County Registry of Deeds.

Premises to 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 Dollars (\$10,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale. High bidder to sign written memorandum of sale upon acceptance of the high bid. The balance of the purchase price is to be paid by certified or bank check at Friedman Vartolo LLP, 85 Broad Street, Suite 501, New York, NY 10004, within thirty (30) days from the date of the sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. In the event of an error in this publication, the description of the premises contained in said mortgage shall control. Other terms, if any, to be announced at the sale.

U.S. Bank National Association as Trustee of Grove
Funding II Trust

Present holder of said mortgage
By its Attorneys,
Friedman Vartolo LLP
1325 Franklin Ave, Suite 160
Garden City, NY 11530