

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by 117. All Gas No Breakz LLC to Crowd Lending Fund One, LLC, dated March 10, 2023 and recorded at Hampden County Registry of Deeds on March 10, 2023, in Book No. 24934, at Page 74, modified by Assignment to Willard Street Capital, LLC dated March 15, 2023 and recorded at Hampden County Registry of Deeds on June 6, 2023, in Book No. 25033, at Page 66, and to Webster Business Credit, A Division of Webster Bank, N.A., dated March 15, 2023 and recorded at Hampden County Registry of Deeds on June 12, 2023, in Book No. 25038, at Page 597, and to Willard Street Capital, LLC dated November 20, 2024 and recorded at Hampden County Registry of Deeds on December 4, 2024, in Book No. 25679, at Page 316, of which mortgage the undersigned is the present holder Willard Street Capital, LLC, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 1:00 PM, on March 11, 2025 on the mortgaged premises being known as 74-76 Newton Street, Holyoke, MA, being all and singular the premises described in said mortgage to wit:

A certain lot of land with the buildings thereon situated in Holyoke, Hampden County, Massachusetts bounded and described as follows, viz;

Beginning at a point or intersection of the easterly side of Newton Street, with the southerly side of Essex Street; thence running:

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SOUTHWESTERLY on said Newton Street; sixty-six (66) feet; thence

SOUTHEASTERLY and at a right angle to said Newton Street; seventy (70) feet; thence

NORTHEASTERLY and parallel with Newton Street, sixty-six (66) feet to said Essex Street; thence

NORTHWESTERLY on said Essex Street seventy (70) feet to the place of beginning.

Containing four thousand six hundred and twenty (4,620) square feet, more or less.

Being the same premises as conveyed to the mortgagor by deed of ASJ Properties, LLC, dated October 19, 2022, recorded at Hampden County Registry of Deeds on March 10, 2023 in Book No. 24934, at Page 70.

The above described premises will be sold **SUBJECT TO** and with the benefit of all restrictions, easements, covenants, conditions, building and zoning laws, to any and all unpaid taxes, tax titles, water and sewer charges, municipal or other public taxes, assessments or liens, rights of tenants and parties in possession, if any.

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: February 5, 2025

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

Neil Cohen, Esquire
Attorney for the Mortgagee
500 Turnpike Street Suite 201, Canton, MA 02021
(617) 332-4700