

MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Western Mass Managing Group LLC to Crowd Lending Capital, LLC, dated November 21, 2022 and recorded at Hampden County Registry of Deeds on November 23, 2022, in Book No. 24816, at Page 514, of which mortgage the undersigned is the present holder Willard Street Capital, LLC, by virtue of an assignment to Willard Street Capital, LLC dated May 30, 2023 and recorded at Hampden County Registry of Deeds on July 24, 2023, in Book No. 25089, at Page 364, and an assignment to Webster Business Credit, A Division of Webster Bank, N.A. LLC dated May 30, 2023 and recorded at Hampden County Registry of Deeds on July 25, 2023, in Book No. 25090, at Page 357 and by assignment 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 209, for breach of the conditions of said mortgage and for the purpose of foreclosing same will be sold at public auction at 11:00 AM, on March 28, 2025 on the mortgaged premises being known as 131 Prospect Street, East Longmeadow, MA, being all and singular the premises described in said mortgage to wit:

Parcel 1:

Certain real estate in East Longmeadow, Hampden County, Commonwealth of Massachusetts, bounded and described as follows:

Beginning at a stone bound located at the Southwesterly corner of land now or formerly of John J. Ayers et al; thence running

WESTERLY on land now or formerly of East Longmeadow Gardens or Wilbur Land Company, Two hundred thirty-five (235) feet to a point; thence running

NORTHERLY in a straight line to an iron pin on the Southwesterly corner of land now or formerly of F. Edgar Stewart et al; thence running

EASTERLY along the Southerly line of said land now or formerly of F. Edgar Stewart et al, Three hundred seventy-five and 99/100 (375.99) feet more or less, to an iron pin located in the Westerly line of Prospect Street; thence running

SOUTHERLY along said Westerly line of Prospect Street, Eighty-three and 22/100 (83.22) feet, more or less, to an iron pin located in the Northeasterly corner of said land now or formerly of John J. Ayers et al; thence running

WESTERLY along the Northerly line of said land now or formerly of John J. Ayers et al, One hundred Sixty-three and 89/100 (163.89) feet, more or less, to a stone bound located in the Northeasterly corner of said land now or formerly of John J. Ayers et al; thence running SOUTHERLY along the Westerly boundary of said land now or formerly of John J. Ayers et al to the place of beginning.

Subject to and with the benefit of all easements, restrictions, conditions, provisions, rights, rights of way, covenants, orders, takings, agreements, and reservations of record, and as set forth in deeds, insofar as the same may be in force and applicable.

EXCEPTING FROM THE ABOVE PARCEL A PORTION CONVEYED ON APRIL 4, 1974 IN BOOK 3944, PAGE 26, AND BEING SHOWN AS "PARCEL B" IN BOOK OF PLANS 150, PAGE 82.

Parcel 2:

The land situated in the Town of East Longmeadow, Hampden County, Commonwealth of Massachusetts, more particularly bounded and described as follows:

Shown as "Parcel A" on a plan entitled "Plan of Land in East Longmeadow, Mass.", dated March 1974 and recorded in Hampden County Registry of Deeds in Book of Plans 150, Page 82. Subject to and with the benefit of all easements, restrictions, conditions, provisions, rights, rights of way, covenants, orders, takings, agreements, and reservations of record, and as set forth in deeds, insofar as the same may be in force and applicable.

Being the same premises as conveyed to the mortgagor by deed of Prospect Housing Solutions, dated November 9, 2022, recorded at Hampden County Registry of Deeds on November 23, 2022, in Book No. 24816, at Page 510.

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 26, 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
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