

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage, Security Agreement and Fixture Filing and Financing Statement (the "Mortgage") given by Alycar Investments, LLC, a Massachusetts limited liability company, dated July 29, 2022, recorded at the Hampden County Registry of Deeds in Book 24662, Page 330, 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 12:00 P.M. on the 8th day of June, 2023 at 91-93 Mulberry Street, Springfield, Hampden County, Massachusetts, all or singular the premises described in said Mortgage,

To wit:

Parcel I

91 Mulberry Street:

The land with the buildings thereon situated in Springfield, Hampden County, Massachusetts, being more particularly bounded and described as follows:

NORTHERLY by Mulberry Street; fifty seven (57) feet;

EASTERLY by land now or formerly of Charles R. Bunker, two hundred twenty-six and 50/100 (226.50) feet;

SOUTHERLY by land now or formerly of the Proprietors of the Springfield Cemetery Association about fifty seven (57) feet; and

WESTERLY by land now or formerly of Mary P. Colburn, about two hundred seventeen and 50/100 (217.50) feet.

Subject to and together with the benefits and burdens of a Variance recorded as aforesaid in Book 4115, Page 12.

Parcel II

74-78 Leyfred Terrace:

Certain real estate situated on Leyfred Terrace, Springfield, Hampden County, Massachusetts, being more particularly bounded and described as follows:

Beginning in the northerly line of Leyfred Terrace extended, at an iron pin distant seven hundred two and 69/100 (702.69) feet easterly of the intersection of said northerly line of Leyfred Terrace extended, with the easterly line of Belmont Avenue, and running thence

EASTERLY on Leyfred Terrace extended seventy-seven (77) feet to an iron pin;

NORTHERLY eighty three and 2/100 (83.02) feet to an iron pin; thence

WESTERLY making an angle of 89° 37' with the last course seventy-seven and 66/100 (77.66) feet to an iron pin; thence

SOUTHERLY making an angle of 89° 55' with the last course eighty two and 82/100 (82.82) feet to the point of beginning.

Being lot numbered thirty-five (35) on plan recorded in the Hampden County Registry of Deeds in Book of Plans R, Page 66 and being the premises known as 74-78 Leyfred Terrace, Springfield, Hampden County, MA.

Being the same premises conveyed to Alycar Investments, LLC by deed of Loriann Zoe Ruiz and Dionisio Ruiz dated February 18, 2022 and recorded on February 28, 2022 in the Hampden County Registry of Deeds in Book 24427, Page 44.

Parcel III

156-158 Norfolk Street:

The land and buildings situated in Springfield, Hampden County, Massachusetts, described as follows:

Being the southerly one-half of lots two hundred thirty-eight and two hundred thirty-nine (239) on a land of lots called "Lakeland" recorded in Hampden County Registry of Deeds in Book M, Page 44, and being bounded and described as follows:

Beginning at the southeasterly corner of said lot two hundred thirty-nine (239) and running thence:

NORTHERLY fifty (50) feet to land theretofore conveyed by Edwin H. Robbins to one Joubert; thence

WESTERLY ALONG SAID Joubert land, one hundred four (104) feet more or less to the Westerly line of said lot two hundred thirty-eight (238); thence

SOUTHERLY along the westerly line of said lot two hundred thirty-eight (238), fifty-one (51) feet more or less, to Westford Circle; thence

EASTERLY along Westford Circle, one hundred four (104) feet to the place of beginning.

SUBJECT TO sewer rights in Westford Circle as set forth in instruments recorded in Hampden County Registry of Deeds in Book 114, Page 420, and I Book 1181, Page 226.

SUBJECT TO sewer rights in Norfolk Street as set forth in instrument recorded in Hampden County Registry of Deed in Book 1245, Page 533.

SUBJECT TO restrictions of record, if any.

Being the same premises conveyed to Alycar Investments, LLC by deed of Daniel Carthon dated May 9, 2022 and recorded in the Hampden County Registry of Deeds in Book 24543, Page 62.

Premises to be sold and conveyed subject to and with the benefit of all occupancies, tenancies, 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. Mortgagee reserves the right to sell the parcels comprising the premises in whole or in part.

Terms of sale: A deposit of Fifteen Thousand Dollars (\$15,000.00) by certified or bank check will be required to be paid by the purchaser at the time and place of sale, if the premises is sold in whole. A deposit of \$5,00.00 per parcel by certified or bank check will be required to be paid by the purchaser at the time and place of sale in the event the parcels comprising the premises are sold in part. The balance is to be paid by certified or bank check at the Law Office of William F. Barry, 222 North Main Street, Suite 4, Natick, MA 01760 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. 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.

PNF Realty, Inc.
Present holder of said mortgage
By its Attorney,
William F. Barry, Esquire
Law Office of William F. Barry
222 North Main Street, Suite 4
Natick, MA 01760