

NOTICE OF MORTGAGEE'S SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by **STEPHEN M. GALAZKA** to **STCU CREDIT UNION** dated **APRIL 14, 2011** and recorded with the **HAMPDEN COUNTY REGISTRY OF DEEDS** in **BOOK 18742, PAGE 500** and assigned to **INVESTMENT CAPITAL COMMERCIAL MORTGAGE, LLC** recorded **APRIL 5, 2023** at **BOOK 24961, PAGE 508**, of which mortgage **INVESTMENT CAPITAL COMMERCIAL MORTGAGE, LLC** 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 **JUNE 6, 2024** at **134 BERKSHIRE DR. WESTFIELD, MA 01085** all and singular the premises described in said mortgage:

TO WIT:

The land in said Westfield, Hampden County, Massachusetts, with buildings thereon, bounded and described as follows:

Being known and designated as Lot #19 (nineteen) as shown on plan of lots recorded in Hampden County Registry of Deeds, Book of Plan 30, Page 122. Said lot is more particularly bounded and described as follows: Southwesterly by Berkshire Drive, eighty (80) feet; Northwesterly by Lot #18 (eighteen) on said plan, one hundred fifty-one and 68/100 (151.68) feet; Northeasterly by land of T.J. Abernethy, et al., eighty (80) feet; Southeasterly by Lot #20 (twenty) on said plan one hundred fifty-one and 68/100 (151.68) feet. Together with a right of way in common with others over said Berkshire Drive from Franklin Street to the premises herein conveyed.

These premises will 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 (\$10,000.00) DOLLARS* by certified or bank check will be required to be paid by the purchaser at the time and place of sale. The balance is to be paid by certified or bank check at Braucher & Associates, PLLC, 764 Chestnut St., Manchester, NH 03104, 603-486-1530, 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. The description of the premises contained in said mortgage shall control in the event of an error in this publication.

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

INVESTMENT CAPITAL COMMERCIAL MORTGAGE, LLC

Present holder of said mortgage

By its attorneys,

Braucher & Associates, PLLC

764 Chestnut Street

Manchester, NH 03104

603-486-1530