

## MORTGAGEE'S NOTICE OF SALE OF REAL ESTATE

By virtue and in execution of the Power of Sale contained in a certain Mortgage given by GFI Longbrook, LLC to Webster Bank, dated October 4, 2006 and recorded with Hampden County Registry of Deeds in Book 16281, Page 313, as affected by Assignment of Mortgage to Longbrook Estates, LLC, dated April 20, 2016 and recorded with said Deeds in Book 21167, Page 327, 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 11:00 a.m. on October 30, 2017 upon the mortgaged premises located known as Units 299, 300, 301, 302 and 303 in Building 39, 1485 Suffield Street, Agawam, Massachusetts, being a portion of the premises described in said Mortgage, to wit:

### PARCEL A-1

A certain parcel of land situated in Agawam, Hampden County, Massachusetts, as shown as Parcel A-1 on Plan entitled "Survey Map – LongBrook Estates Condominium" drawn by Anderson Associates dated February 6, 2006, recorded in the Hampden County Registry of Deeds in Book of Plan 341, Page 84. See also Book of Plans 255, Pages 120 and 121; 259, Pages 108 and 109; 261, Pages 97 and 98; 263, Page 71; 265 Pages 62 and 63; 279, Page 110; 283, Page 25; 288, Page 6; 290, Page 90; 294, Page 10; 297, Page 21; 299, Page 13; and 338, Page 71.

BEGINNING at a point lying at the southwest corner of said Parcel A-1 being at the intersection of the easterly line of Suffield Street and the Northerly line of land now or formerly of Tennessee Gas Transmission Company; thence running:

- N. 18 10' 20" E. a distance of two hundred sixty-seven and 98/100 (267.98) feet along the easterly line of Suffield Street (Route 75) to a point; thence
- S. 71 49' 40" E. a distance of four hundred twenty-nine and 49/100 (429.49) feet to a point; thence
- S. 27 25' 40" E. a distance of two hundred ninety and 37/100 (290.37) feet to a point; thence
- N. 77 38' 17" W. a distance of six hundred forty and 24/100 (640.24) feet, along the northerly boundary of land now or formerly of the Tennessee Gas Transmission Company to the point of beginning.

Said parcel containing approximately 2.96 acres.

PARCEL B

Also a certain parcel of land situated in Agawam, Hampden County, Massachusetts, as shown as Parcel B on Plan entitled "Survey Map – Suffield Commons Condominium" drawn by Igor Vechesloff dated April 11, 1988, recorded in the Hampden County Registry of Deeds in Book of Plans 261, Page 98. See also Book of Plans 255, Pages 121; 259, Page 109.

BEGINNING at an iron pin at the southeast corner of land of Western Massachusetts Electric Company, said iron pin being on the northerly boundary of land of the Tennessee Gas Transmission Company and thence running:

- N. 18° 17' 17" W. a distance of one thousand five hundred one and 18/100 (1501.18) feet along the easterly boundary of land of Western Massachusetts Electric Company to an iron pin; thence
- S. 61° 00' 19" E. a distance of four hundred seventy-seven and 585/1000 (477.585) feet along the southwesterly boundary of land of Ralph DePalma and Joseph A. Pacella to an iron pin; thence
- S. 39° 06' 17" E. a distance of seven hundred twenty-three and 44/100 (723.44) feet along the southwesterly boundary of land of Ralph DePalma and Joseph A. Pacella to an iron pin; thence
- S. 50° 48' 56" W. a distance of one hundred and 275/1000 (100.275) feet along the northwesterly boundary of land of Ralph DePalma and Joseph A. Pacella to an iron pin; thence
- N. 76° 48' 47" W. a distance of sixty-nine and 52/100 (69.52) feet, more or less, along the northerly line of land of Tennessee Gas Transmission Company to an iron pin; thence
- S. 08° 48' 43" W. a distance of five hundred forty-four and 88/100 (544.88) feet along the westerly boundary of land of Tennessee Gas Transmission Company to an iron pin; thence
- S. 75° 02' 13" W. a distance of one hundred eighty and 195/1000 (180.195) feet, more or less, along the northerly boundary of land of Tennessee Gas Transmission Company to the point of beginning.

Said Parcel containing approximately 11.75 acres.

The above-described premises have been subsequently subjected to the provisions of Massachusetts General Laws, Chapter 183A in connection with the condominium documents establishing the Longbrook Estates Condominium Trust created by Master Deed dated April 15, 1988 and recorded with Hampden County Registry of Deeds in

Book 6808, Page 168, as amended of record, by Consent and Subordination of Mortgage to Condominium Master Deed dated February 27, 2008 and recorded with said Deeds in Book 17167, Page 147. The last amendment to the Master Deed being Phasing Amendment dated June 30, 2011 recorded with said Registry of Deeds in Book 18844, Page 541, which created Units 298 thru Unit 303 in Building 39, together with the percentage interest in the common areas and facilities as set forth in said Master Deed and as affected by Instrument of Revival of Development Rights pursuant to MGL c. 183A sec. 5(b)(2)(iii) dated May 1, 2015 and recorded with said Deeds in Book 20742, Page 359.

Certain of the Building 39 condominium units have been released of public record and are not included as part of this sale. The following condominium units are the only property to be sold at this auction:

Units 299, 300, 301, 302 and 303, all located in Building 39 of the Longbrook Estates Condominium. The undivided percentage interest of each Unit in the common areas and facilities are as set forth in said Phasing Amendment and as shown on Plans recorded with said Deeds in Plan Book 349, Pages 63 and 64, and as located at 1485 Suffield Street, Agawam, Massachusetts.

Said Units are conveyed subject to and with the benefit of the rights, reservations, easements, and agreements referred to in the Master Deed, and the Declaration of Trust establishing the Longbrook Estates Condominium Trust recorded with said Deeds in Book 6808, Page 288, and any rules and regulations promulgated thereunder, as may be amended of record.

For title see deed to GFI Longbrook, LLC, dated July 22, 2004 and recorded with said Deeds in Book 14354, Page 481.

In the event of a typographical error or omission contained in this publication, the description of the property contained in said Mortgage shall control.

TERMS OF SALE:

The mortgaged premises are to be sold subject to and with the benefit of all easements, restrictions, building and zoning laws, unpaid taxes, tax titles, water bills, condominium fees, municipal liens, if any, and assessments, rights of tenants and parties in possession, existing encumbrances, and all other claims in the nature of liens, now existing or hereafter arising, having priority over the Mortgage, if any there be. The mortgaged premises are also sold subject to the right of redemption of the United States of America, if any there be.

A deposit of TWENTY FIVE THOUSAND DOLLARS AND 00 CENTS (\$25,000.00) shall be required to be paid to the mortgagee, by certified or bank's cashier check at the time and place of sale. The balance of the purchase price is to be paid to the mortgagee

by certified check or by bank's cashier check in or within thirty (30) days from the date of the sale, with time being of the essence. A Deed will be provided to the 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.

LONGBROOK ESTATES, LLC

By its attorneys,

Laura White Brandow, Esquire

Marcus, Errico, Emmer & Brooks, P.C.

45 Braintree Hill Office Park, Suite 107

Braintree, Massachusetts 02184

(781) 843-5000