

NOTICE OF RECEIVER'S SALE OF REAL ESTATE

By virtue of an Order of the Western Division Housing Court in City of Springfield Code Enforcement Housing Division v. Gwendolyn E. Godfrey, Docket No. 16-CV-011, the Court has granted the Receiver, JJJ17, LLC, authorization to sell the property located at 36 Montrose Street, Springfield, Hampden County, Massachusetts to satisfy its priority lien pursuant to M.G.L. c. 111, §127I. The record owner of the premises is Gwendolyn E. Godfrey.

The same will be sold at Public Auction at 2:00pm on November 6, 2019 on the premises located at 36 Montrose Street, Springfield, Hampden County, Massachusetts which is bounded and described as follows:

A certain tract or parcel of land situate in the City of Springfield, County of Hampden, State of Massachusetts, with the buildings thereon known as Lot #7 on A.A. & S.T. Ball's plan of lots recorded in the Hampden County Registry of Deeds in Book 529, Page 601, said lot being more particularly bounded and described as follows:

EASTERLY                    by Montrose Street fifty (50) feet;  
NORTHERLY                by Lot #8 as shown on said plan one hundred (100) feet;  
WESTERLY                 by land now or formerly of the heirs of James McKechnie fifty (50) feet;  
SOUTHERLY                by Lot #6 as shown on said plan one hundred (100) feet.

Subject to restrictions as shown in an instrument dated March 5, 1982 and recorded in the Hampden County Registry of Deeds in Book 5228, Page 51.

Being the same premises conveyed to Gwendolyn E. Godfrey by Deed of Sandra M. Trader dated March 30, 2005 and recorded in the Hampden County Registry of Deeds in Book 14920, Page 81.

The 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, trash fee liens and any other municipal assessments or liens or existing encumbrances of record which are in force and are applicable, having priority over said receiver's lien, whether or not reference to such restrictions, easements, improvements, liens or encumbrances is made in the deed.

TERMS OF SALE:

A deposit of \$10,000.00 by certified or bank check will be required to be paid by the purchaser at the time and place of sale. This sale is subject to a 5% Buyer's Premium. The balance is to be paid by certified or bank check at Lyon & Fitzpatrick, LLP, Whitney Place, 14 Bobala Road, 4<sup>th</sup> Floor, Holyoke, Massachusetts 01040 within 30 days from the date of sale. Deed will be provided to purchaser for recording upon receipt in full of the purchase price. Other terms, if any, to be announced at the sale.

JJJ17, LLC, Receiver  
Katharine Higgins-Shea, Esq., Counsel for Receiver  
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