

NOTICE OF RECEIVER'S SALE OF REAL ESTATE
405 Newbury Street, Springfield, MA



By virtue of an Order of the Western Division Housing Court in City of Springfield, Code Enforcement Department, Building Division v. Gilberto Diaz, et al, Docket No, 13-CV-00854, the Court has granted the Receiver, Alfred Shattelroe, authorization to sell the property located at 405 Newbury Street, Springfield MA 01104, to satisfy its priority lien pursuant to M.G.L. c. 111 J 27I. The record owner of the premises is Gilberto Diaz.

The same will be sold at Public Auction at **10:00 AM on August 14, 2015**, on the Premises located at 405 Newbury Street, Springfield MA 01104.

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, lax 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 \$5,000.00 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 the office of Timothy P. O'Leary, Esq. One Campus Lane, Easthampton MA 01027, 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 to be announced at the sale.

Alfred Shattelroe, Receiver
Timothy P. O'Leary, Esq. counsel for Receiver
One Campus Lane
Easthampton MA 01027
(413) 527-5710