

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 Department Housing Division v. Jose Viera, Angelina Ramirez and M&T Bank, Docket No. 18-CV-274, the Court has granted the Receiver, Cedar Investment Group, LLC, authorization to sell the property located at 12-14 Kendall Street aka 12-14 Kendall Avenue, Springfield, Hampden County, Massachusetts to satisfy its priority lien pursuant to M.G.L. c. 111, §127I. The record owners of the premises are Jose Viera and Angelina Ramirez.

The same will be sold at Public Auction at 2:00PM on December 4, 2019 on the premises located at 12-14 Kendall Street aka 12-14 Kendall Avenue, Springfield, Hampden County, Massachusetts which is bounded and described as follows:

A certain parcel of land on the northeasterly side of Kendall Street aka Kendall Avenue, Springfield, Hampden County, Massachusetts, more particularly described as follows:

Beginning at a point one hundred two and 38/100ths (102.38) feet, Southeasterly from Liberty Street, and running thence

SOUTHEASTERLY on Kendall Avenue, fifty (50) feet; thence

NORTHEASTERLY at right angles with Kendall Avenue one hundred (100) feet; thence

NORTHWESTERLY parallel with Kendall Avenue fifty (50) feet; and thence

SOUTHWESTERLY at right angles with Kendall Avenue one hundred (100) feet to the place of beginning.

Being the same premises conveyed to Jose M. Viera and Angelina Ramirez by deed of Eugene Lord and Claudette M. Lord, dated August 31, 1990, and recorded in the Hampden County Registry of Deeds in Book 7541, Page 43. See also Quitclaim Deed from Angelica Ramirez to Jose M. Viera, dated July 25, 2018, and recorded in the Hampden County Registry of Deeds in Book 22281, Page 8.

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, 4th 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.

Cedar Investment Group, LLC, Receiver
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