

NOTICE OF RECEIVER'S SALE OF REAL ESTATE  
163 Johnson Street, Springfield, Massachusetts



By virtue of an Order of the Western Division Housing Court in City of Springfield Code Enforcement Department Housing Division v. Heriberto Heredia and Vanessa Bernard, Docket No. 12-CV-1033, the Court has granted the Receiver, Kenneth Fitzgibbon, authorization to sell the property located at 163 Johnson Street, Springfield, Hampden County, Massachusetts to satisfy its priority lien pursuant to M.G.L. c. 111, §127I. The record owners of the premises are Heriberto E. Heredia a/k/a Heriberto Heredia and Vanessa Bernard.

The same will be sold at Public Auction at 2:00 p.m. on August 5, 2015, on the premises located at 163 Johnson Street, Springfield, Hampden County, Massachusetts

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 \$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 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.

Kenneth Fitzgibbon, Receiver  
Katharine Higgins-Shea, Esq., counsel for Receiver  
Lyon & Fitzpatrick, LLP  
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14 Bobala Road, 4<sup>th</sup> Floor  
Holyoke, MA 01040  
(413) 536-4000