

## 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 v. Carmen Rivera, et al, Docket No. 12-CV-1196, the Court has granted the Receiver, Home Equity Assets Realty, LLC, authorization to sell the property located at **182 Lebanon Street, Springfield, MA** to satisfy its priority lien pursuant to M.G.L. c. 111, §127I. The record owner of the premises is Carmen L. Rivera.

The same will be sold at Public Auction at **1:00 PM on September 25, 2013** on the premises located at 182 Lebanon Street, Springfield, MA which is described as follows: A certain parcel of land with the building thereon, situated on the Northerly side of Lebanon Street, Springfield, Hampden County, Massachusetts, bounded and described as follows: Beginning at a point in the Northerly side of Lebanon Street, two hundred fifty-seven (257) feet east of the intersection of Merrick Avenue with said Lebanon Street, at the southwesterly corner of the land now or formerly of one Spittle, and running thence Westerly on Lebanon Street, forty-nine (49) feet more or less to land now or formerly of one McCarthy; thence Northerly at right angles with Lebanon Street on land now or formerly of said McCarthy, one hundred fifty-nine (159) feet, more or less, to land now or formerly of said Henry Davis; thence Easterly on land now or formerly of said Henry Davis, forty-nine (49) feet, more or less, to land now or formerly of one Dexter; thence Southerly on land now or formerly of said Dexter, land now or formerly of one Dwyer, and land now or formerly of one Spittle, one hundred fifty-nine (159) feet, more or less, to the place of beginning.

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 Johnson, Sciafani & Moriarty, 776 Westfield Street, West Springfield, MA, 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.

Home Equity Assets Realty, LLC, Receiver  
Christopher C. Johnson, Esq.  
776 Westfield Street  
West Springfield, MA 01089  
(413) 732-8356