

NOTICE OF RECEIVER'S SALE OF REAL ESTATE

By virtue of an Order of the Housing Court, Western Division, Hampden County, in ATTORNEY GENERAL for the COMMONWEALTH OF MASSACHUSETTS V. THE ESTATE OF GUY J. AND PAULINE M. PALMERE, as record owners of the property located at 27 Fox Street, Palmer, Massachusetts, and JOHN G. PALMERE, as Trustee and Executor of the Last Will and Testament of Guy J. Palmere and as intended transferee of the property located at 27 Fox Street, Palmer, Massachusetts, Docket No. 15-CV-620, the Court has granted the Receiver, Greater Boston Properties, Inc., authorization to sell the property located at 27 Fox Street, Palmer, Massachusetts, to satisfy its priority lien pursuant to M.G.L. c. 111, §127I.

The same will be sold at Public Auction at 10:00 a.m. on June 22, 2016 on the premises located at 27 Fox Street, Palmer, Massachusetts which is described as follows in Hampden Registry Book 2696, Page 150 (Document No. 20439):

A certain tract or parcel of land, with the buildings thereon, situate in said Palmer:

Situate on the westerly side of Fox Street in said Palmer and bounded Northerly by land formerly of Susan Gaffney and land now or formerly of one Kennedy; Southerly by land now or formerly of one Robinson and Easterly by said Fox Street.

A more accurate description of the premises is as follows:

Beginning on the Northerly side of Fox Street on land now or formerly of C.M. Dean and running thence Westerly along said Fox Street, one hundred and one (101) feet to land now or formerly of one M.L. Robinson; thence Northerly along last named land six (6) rods, more or less, to land now or formerly of said Gaffney, thence Easterly along land of said Gaffney and land now or formerly of Mary Finnerty, one hundred and one (101) feet to land of said Dean; and thence Southerly along land of said Dean six (6) rods, more or less, to the point of departure.

Subject to a right of way running from said Fox Street Northerly along land now or formerly of one Hobdhimag thirty (30) feet in width across said premises with the right to dedicate said way to the public use as reserved in a deed from Martha S. Fox to Richard Stacy dated November 8, 1877 and recorded in Hampden County Deeds, Book 346, Page 272.

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 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 Eckert Seamans Cherin & Mellott, LLC, 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 sale.

Greater Boston Properties, Inc., Receiver
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