

COMMONWEALTH OF MASSACHUSETTS

HAMPDEN, ss

WESTERN DIVISION HOUSING COURT
C.A. NO. 15 CV 620

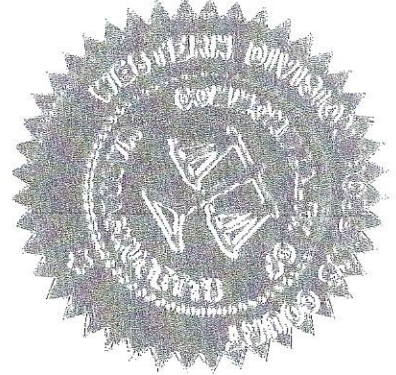
ATTORNEY GENERAL for the
COMMONWEALTH OF MASSACHUSETTS,

Petitioner

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,

Respondents



A TRUE COPY

IN WITNESS WHEREOF, I hereunto set
my hand, and have caused the seal of
the Housing Court for the County of
HAMPDEN to be affixed on

[Handwritten Signature]
5/17/16

**ORDER AUTHORIZING SALE OF PROPERTY LOCATED
AT 27 FOX STREET, PALMER, MA TO SATISFY
RECEIVER'S STATUTORY PRIORITY LIEN**

Upon hearing and consideration of Receiver's Motion to (i) Establish and Enforce
Priority Statutory Lien and (ii) for Order Authorizing Sale of Property located at 27 Fox Street,
Palmer, MA to Satisfy Lien, and after notice and no opposition thereto; and the court having
reviewed the entire record and being sufficiently satisfied that good cause exists,

THE COURT HEREBY ORDERS THAT:

1. This Court has jurisdiction over this proceeding and the Receivership property affected
thereby.
2. This Court allowed a Petition by the Attorney General to appoint Greater Boston
Properties, Inc. ("GBP"), as receiver to secure the property and establish a plan to correct
the outstanding safety and health code violations.

3. The Receiver has become familiar with the property and established a plan of action, which the receiver has followed. The receiver has expended considerable funds, and incurred additional expenses, in effectively renovating and completely rebuilding the house on the property.
4. Because the property is vacant and produces no income, there is no means to satisfy the Receiver's statutory lien.
5. The Receiver is therefore authorized to sell the Receivership Property through judicial auction sale to satisfy its priority lien.
6. For purposes of selling the property, the Receiver may pursue the following procedure:
 - A. The Receiver shall prepare a Notice of Sale which shall indicate the following:
 - a. The street address and legal description of the property to be offered for sale by public auction;
 - b. The name of the titled owner(s) of the property;
 - c. The date, time and place of the sale; and
 - d. That the Housing Court has granted the Receiver authorization to sell the property to satisfy its priority lien under M.G.L. c. 111, § 127I.
 - B. The Receiver shall serve the Notice of Sale on counsel and any parties that have entered their appearance in this action, together with all owners and/or holder(s) of equity of redemption and all other parties having an interest in the real estate, including lenders, mortgagees and lien holders, to the extent such can be reasonably identified, located and found, as of thirty (30) days prior to the date of sale by certified mail, return receipt requested, at least fourteen (14) days prior to the date of sale.

- C. The Receiver shall engage a duly licensed auctioneer to conduct the public auction. The property shall be sold to the highest bidder, and the mortgage holder may bid in all or part of its debt. The Receiver reserves the right to reject all bids.
 - D. The Receiver shall arrange for the publication of the Notice of Sale. The Notice must be published once a week for three (3) successive weeks in The Springfield Republican, a newspaper of general circulation in the Town of Palmer, the first publication being no later than twenty-one (21) days prior to the sale. The Receiver shall collect tear sheets of the newspaper advertisements to be filed with the Court.
 - E. The Receiver shall prepare a Memorandum of Sale.
 - F. The Receiver shall execute the Memorandum of Sale with the prospective purchaser after completion of the public auction sale.
 - G. The sale shall be subject to the approval by the Court.
 - H. The sale shall be subject to the receivership and the prospective new owner shall be subject to approval by the Court under the terms of the receivership order.
7. The Receiver, nor any principal, officer or owner thereof, shall not be prohibited from purchasing the Receivership Property, provided they are the high bidder at public auction.

So entered this 17 day of May 2016.

Hon.  Fields