

## NOTICE OF RECEIVER'S SALE OF REAL ESTATE

By virtue of an Order of the Western Division Housing Court in City of Holyoke v. Frances L. Blanchard, et al, Docket No. 23-CV-289, the Court has granted the Receiver, Alfred Shattelroe, authorization to sell the property located at 41 Lynwood Avenue, Holyoke, Hampden County, Massachusetts to satisfy its priority lien pursuant to M.G.L. c. 111, §127I. The record owners of the premises are Frances L. Blanchard and Norman P. Blanchard.

The same will be sold at Public Auction at 12:00PM on November 14, 2025, on the premises located at 41 Lynwood Avenue, Holyoke, Hampden County, Massachusetts which is bounded and described as follows:

The land with the buildings thereon situated in Holyoke, Hampden County, Commonwealth of Massachusetts known and being numbered: 41 Lynwood Avenue

Being bounded and described as follows:

Beginning at a point in the westerly side of Lynwood Avenue, one hundred and seventeen (117) feet and eight (8) inches northerly from the northerly side of St James Avenue, formerly called Famum Street; and thence running

NORTHERLY forty-eight (48) feet and four (4) inches to said Lynwood Avenue to the northerly line of land formerly of Lydia Farnum; thence

WESTERLY along said northerly line just mentioned one hundred and fifteen (115) feet; thence

SOUTHERLY and parallel with said Lynwood Avenue, forty-six (46) feet and four (4) inches to land conveyed by David N. Stoness to one Ellison: thence

EASTERLY along last mentioned land one hundred and fifteen (115) feet to the place of beginning.

The premises are conveyed subject to and with the benefit of all rights, rights of way, easements; appurtenances, reservations, restrictions, and layouts and takings of record, insofar as they are in force and applicable.

Being the same premises conveyed to Frances L. Blanchard and Norman P. Blanchard by deed of James D. Whalley dated August 31, 1994, and recorded in the Hampden County Registry of Deeds in Book 8932, Page 487.

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 the office of Attorney Timothy P. O'Leary, One Campus Lane, Easthampton MA 01027, 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.

Alfred Shattelroe, Receiver  
Timothy P. O'Leary, Esq.  
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Easthampton, MA 01027  
(413) 527-5710