

NOTICE OF RECEIVER'S SALE OF REAL ESTATE

By virtue of an Order of the Western Division Housing Court in City of Holyoke v. James R. Laptas et al, Docket No. 23-CV-266, the Court has granted the Receiver, Witman Properties, Inc., authorization to sell the property located at 188 Lyman Street, Holyoke, Hampden County, Massachusetts to satisfy its priority lien pursuant to M.G.L. c. 111, §127I. The record owners of the premises are the Estate of Stanley M. Laptas, Estate of James R. Laptas and Estate of Liefia P. Laptas.

The same will be sold at Public Auction at 12:00 p.m. on November 5, 2025 on the premises located at 188 Lyman Street, Holyoke, Hampden County, Massachusetts which is bounded and described as follows:

Land in Holyoke with buildings thereon described as follows: Beginning on the southerly line of Lyman Street at a point twenty-four (24) feet Easterly from the intersection of the easterly line of Chestnut Street with the Southerly line of said Lyman Street, thence running Southerly and parallel with said Chestnut Street Fifty-eight (58) feet; thence Easterly and parallel with said Lyman Street twenty-four (24) feet; thence Northerly and parallel with the first described line fifty-eight (58) feet to said Lyman Street; thence Westerly on the Southerly line of said Lyman Street to the place of beginning twenty-four (24) feet.

Being the same premises conveyed to James R. Laptas by Fiduciary Deed of Michael Hogan, Administrator of the Estate of Mary Jorczak dated November 25, 2014 and recorded in the Hampden County Registry of Deeds Book 20561, Page 234. See also Estate of Stanley M. Laptas, Hampden County Probate and Family Court Docket Number 13P0532. See also Estate of James R. Laptas, Hampden County Probate and Family Court Docket Number HD23P1716EA. See also Estate of Liefia P. Laptas, Hampden County Probate and Family Court Docket Number HD24P1714EA.

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 Lyon & Fitzpatrick, LLP, Whitney Place, 14 Bobala Road, 4th 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.

Witman Properties, Inc., Receiver
Katharine Higgins-Shea, Esq., Counsel for Receiver
Lyon & Fitzpatrick, LLP
Whitney Place
14 Bobala Road, 4th Floor
Holyoke, MA 01040
(413) 536-4000