

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 Department Housing Division v. Heirs and Assigns of Janice T. Kelly, Docket No. 25-CV-569, the Court has granted the Receiver, JJS Capital Investment LLC, authorization to sell the property located at 143 Brandon Avenue, Springfield, Hampden County, Massachusetts to satisfy its priority lien pursuant to M.G.L. c. 111, §127I. The record owner of the premises is the Estate of Janice T. Kelly.

The same will be sold at Public Auction at 12:00 p.m. on September 23, 2026 on the premises located at 143 Brandon Avenue, Springfield, Hampden County, Massachusetts which is bounded and described as follows:

The land in Springfield, Hampden County, Massachusetts, being known and designated as Lot #29 (twenty-nine) as shown on a plan of lots recorded in Hampden County Registry of Deeds in Book of Plans 4, Page 7, said lot being bounded and described as follows:

WESTERLY by Brandon Avenue, formerly Brandon Street, fifty (50) feet;
NORTHERLY by Lot #30 (thirty), as shown on said plan, one hundred (100) feet;
EASTERLY by land of owner unknown, fifty (50) feet; and
SOUTHERLY by Lot #28 (twenty-eight), as shown on said plan, one hundred (100) feet.

Subject to restrictions of record.

Being the same premises conveyed to Janice T. Kelly by Quitclaim Deed of Nancy L. Hebert dated July 9, 2024 and recorded in the Hampden County Registry of Deeds Book 25490, Page 405. See Estate of Janice T. Kelly, Hampden County Probate Court Docket Number HD25P1788EA.

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.

JJS Capital Investment LLC, Receiver
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