

NOTICE OF RECEIVER'S SALE OF REAL ESTATE

By virtue of an Order of the Western Division Housing Court in Attorney General for the Commonwealth of Massachusetts v. Travis Hinton et al, Docket No. 24-CV-1030, the Court has granted the Receiver, JJS Capital Investment LLC, authorization to sell the property located at 21-23 Pleasant Street, Ware, Hampshire County, Massachusetts to satisfy its priority lien pursuant to M.G.L. c. 111, §127I. The record owners of the premises are Travis L. Hinton and Joy P. Hinton.

The same will be sold at Public Auction at 12:00 p.m. on October 27, 2026 on the premises located at 21-23 Pleasant Street, Ware, Hampshire County, Massachusetts which is bounded and described as follows:

One parcel of land in said Ware, described as follows:

Parcel One: The premises at and numbered 21-23 Pleasant Street, Ware, Massachusetts bounded and described as follows:

Beginning at the Southeast corner of the tract hereby conveyed on the Northerly side of Pleasant Street and at the Southwest corner of land formerly of Maurice W. Pearson;

Thence Northerly on the West line of land formerly of Pearson, one hundred and one-half (100 ½) feet to the Southeast corner of land formerly of Frank A. Rugg;

Thence Westerly on South line of land formerly of Rugg, eighty-nine (89) feet to the easterly line of Church Street;

Thence Southerly on the line of Church Street, one hundred five (105) feet to the Northerly line of Pleasant Street.

Thence Easterly on the Northerly line of Pleasant Street, eighty-four (84) feet to the place of beginning; containing more or less, with the buildings thereon standing.

Being the same premises conveyed to Travis L. Hinton and Joy P. Hinton by Warranty Deed of Diana L. Morris and Craig R. Simmons, Trustees of the Simmons Realty Trust dated July 14, 2004 and recorded in the Hampshire County Registry of Deeds Book 7966, Page 243.

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

Katharine Higgins-Shea, Esq., Counsel for Receiver
Lyon & Fitzpatrick, LLP

Whitney Place
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